



APPLICATION ACCEPTED: January 30, 2012
PLANNING COMMISSION: July 19, 2012
BOARD OF SUPERVISORS: July 31, 2012
@3:30 p.m.

County of Fairfax, Virginia

July 6, 2012

STAFF REPORT

CRD

APPLICATIONS RZ 2012-MV-001 AND SE 2012-MV-001

MOUNT VERNON DISTRICT

APPLICANT:	Woodlawn Hospitality, LLC
PRESENT ZONING:	C-6, HC, CRD
REQUESTED ZONING:	C-8, HC, CRD
PARCEL:	101-3 ((1)) 96
ACREAGE:	2.0 acres
FLOOR AREA RATIO:	0.62
OPEN SPACE:	22%
PLAN MAP:	Retail & Other
RZ PROPOSAL:	Rezone from the C-6 District to the C-8 District to allow the construction of a hotel.
SE PROPOSAL:	To permit an increase in FAR above 0.50 and to permit an increase in building height above 50 feet in the C-8 District.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-MV-001, subject to the draft proffers contained in Appendix 1.

Staff recommends approval of SE 2012-MV-001, subject to the draft development contained in Appendix 2.

St.Clair Williams

Staff recommends approval of the waiver of the transitional screening and barrier requirements along the southern property boundary in favor of that depicted on the GDP/SE Plat.

Staff recommends approval of the waiver of construction road frontage improvements along the Richmond Highway frontage of the site.

Staff recommends approval of the service drive waiver along Richmond Highway in favor of the interparcel connections shown on the GDP/SE Plat.

Staff recommends approval of the modification of the tree-planting requirement along the western property line.

Staff recommends approval of the modification of minimum travel-aisle width requirement.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standard.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\SWILLIARZ\2012-MV-001-SE 2012-MV-001 Woodlawn Hospitality\Staff Report\Staff Report.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2012-MV-001

Applicant: WOODLAWN HOSPITALITY, LLC
Accepted: 01/30/2012
Proposed: COMMERCIAL
Area: 2.0 AC OF LAND;
DISTRICT - MOUNT VERNON
ZIP - 22309

Located: NORTHWEST QUADRANT OF THE
INTERSECTION OF RICHMOND
HIGHWAY AND WOODLAWN COURT

Zoning: FROM C- 6 TO C- 8
Overlay Dist: HC, CRD
Map Ref Num: 101-3- /01/ /0096

Special Exception

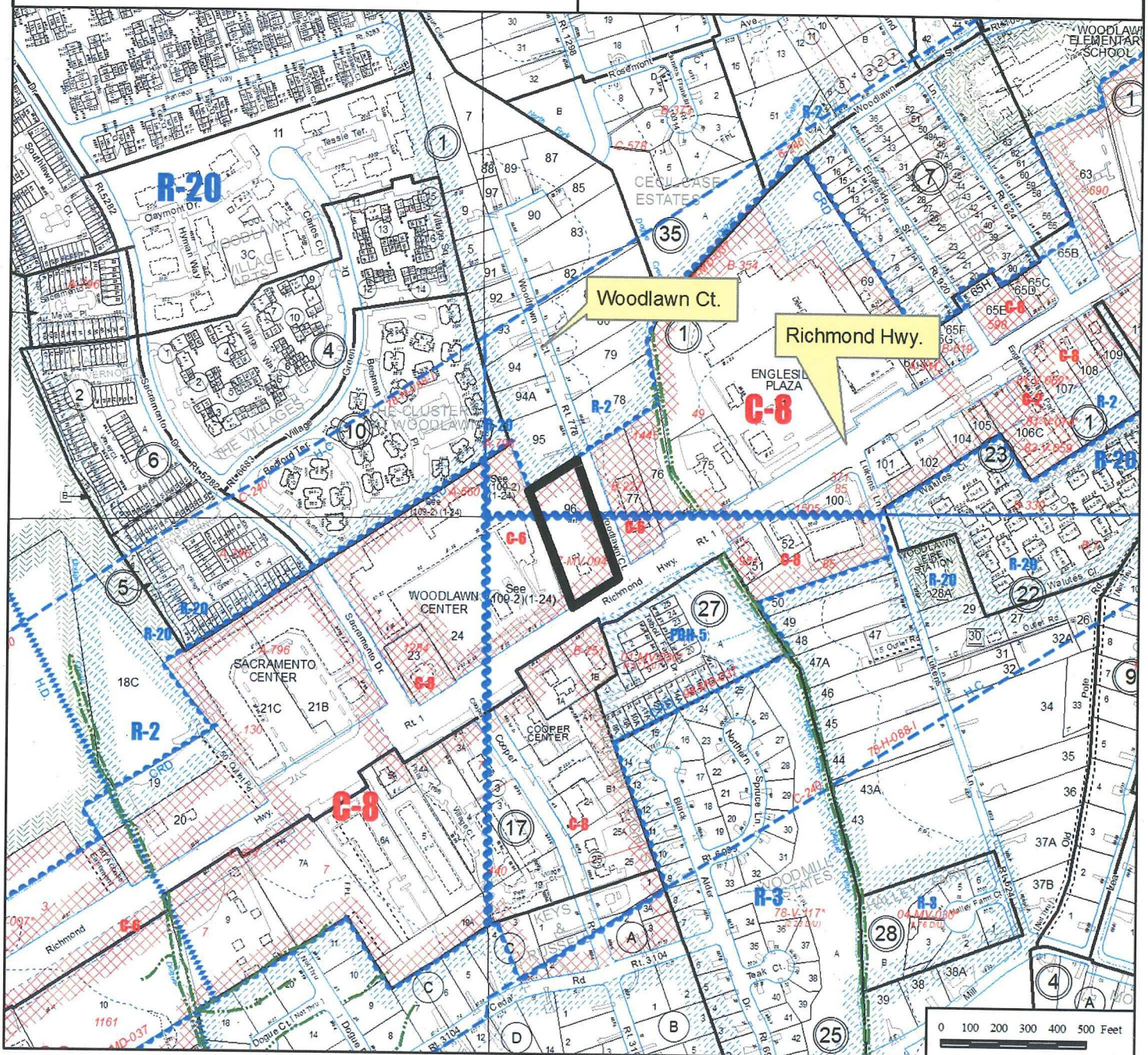
SE 2012-MV-001

Applicant: WOODLAWN HOSPITALITY, LLC
Accepted: 01/30/2012
Proposed: INCREASE IN FAR AND INCREASE IN
BUILDING HEIGHT WAIVER AND
MODIFICATIONS IN THE CRD

Area: 2.0 AC OF LAND;
DISTRICT - MOUNT VERNON; ZIP - 22309

Zoning Dist Sect: 09-0622, 04-0604, 09-0607, 09-0618
Art 9 Group and Use: 6-19 5-14 6-03 6-15

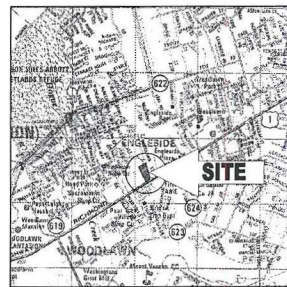
Located: 8668 RICHMOND HIGHWAY
Zoning: C- 6
Plan Area: 4
Overlay Dist: CRD, HC
Map Ref Num: 101-3- /01/ /0096



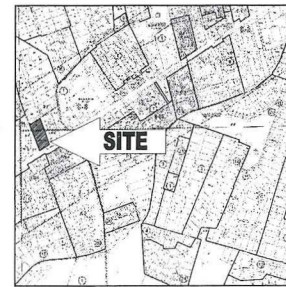
STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET NOT TO SCALE			STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET		
SYMBOL	DESCRIPTION	SYMBOL	SYMBOL	DESCRIPTION	SYMBOL
---	EXISTING NOTE	---	AC	ACRES	PVC
---	WHITE PROPERTY LINE / ROW LINE	---	ADA	AMERICANS WITH DISABILITY ACT	PVI
---	UNDERGROUND PROPERTY LINE / W/TERIOR PARCEL LINE	---	ARCH	ARCHITECTURAL	PVT
---	EASEMENT LINE	---	BC	BOTTOM OF CURB	R
---	SETBACK LINE	---	BF	BASEMENT FLOOR	RCR
---	CONCRETE CURB & OUTLET	---	BA	BLOCK	RAW
---	UTILITY POLE WITH LIGHT	---	BL	BASELINE	S
---	POLE LIGHT	---	BLSG	BUILDING	SAN
---	TRAFFIC LIGHT	---	BM	BUILDING BENCHMARK	SF
---	UTILITY POLE	---	CL	CURB FEET	STA
---	TYPICAL LIGHT	---	CMP	CONCRETE METAL PIPE	STM
---	ACORN	---	CONC	CONCRETE	TBR
---	TYPICAL SIGN	---	CY	CUBIC YARDS	TC
---	PARKING COUNTER	---	DEC	DECORATIVE	TPF
---	CONTOUR LINE	---	DEP	DEPRESSED	TW
---	SPOT ELEVATIONS	---	DIP	DUCTILE IRON PIPE	TYP
---	SANITARY LABEL	---	ELEV	ELEVATION	UG
---	STORM LABEL	---	ES	EDGE OF PAVEMENT	UF
---	SANITARY SEWER	---	EW	EDGE OF SHOULDER	W
---	UNDERGROUND WATER LINE	---	EX	EXISTING	WL
---	UNDERGROUND ELECTRIC LINE	---	FES	FLARED END SECTION	+
---	UNDERGROUND GAS LINE	---	FF	FINISHED FLOOR	-
---	OVERHEAD WIRE	---	FN	FIRE HYDRANT	#
---	UNDERGROUND TELEPHONE LINE	---	FG	FINISHED GRADE	
---	UNDERGROUND CABLE LINE	---	GI	GRADE	
---	STORM SEWER	---	GF	GRADE FLOOR (AT DOOR)	
---	SANITARY SEWER MAIN	---	GH	GRADE HIGHER SIDE OF WALL	
---	HYDRANT	---	GL	GRADE LOWER SIDE OF WALL	
---	SANITARY MANHOLE	---	GR	GRATE	
---	STORM MANHOLE	---	GV	GATE VALVE	
---	WATER METER	---	HDPE	HIGH DENSITY POLYETHYLENE PIPE	
---	WATER VALVE	---	HP	HIGH POINT	
---	GAS VALVE	---	HOR	HORIZONTAL	
---	GAS METER	---	HW	HEADWALL	
---	TYPICAL END SECTION	---	INT	INTERSECTION	
---	HEADWALL OR ENDWALL	---	INV	INVERT	
---	WALL	---	LF	LINEAR FOOT	
---	CURB	---	LOC	LIMITS OF CLEARING	
---	CLEAN OUT	---	LOD	LIMITS OF DISTURBANCE	
---	ELECTRIC MANHOLE	---	LP	LOW POINT	
---	TELEPHONE MANHOLE	---	MAX	MAXIMUM	
---	ELECTRIC BOX	---	MIN	MINIMUM	
---	ELECTRIC PEDESTAL	---	MH	MANHOLE	
---	MONITORING WELL	---	MJ	MECHANICAL JOINT	
---	TEST PIT	---	OC	ON CENTER	
---	BENCHMARK	---	PA	POINT OF ANALYSIS	
---	ROBING	---	PC	POINT OF CURVATURE	
---		---	PCR	POINT OF COMPOUND CURVATURE, CURB RETURN	
---		---	PI	POINT OF INTERSECTION	
---		---	POG	POINT OF GRADE	
---		---	PROP	PROPOSED	
---		---	PT	POINT OF TANGENCY	
---		---	PTCR	POINT OF TANGENCY, CURB RETURN	

SPECIAL EXCEPTION PLAT/GENERALIZED DEVELOPMENT PLAN FOR PROPOSED HOTEL

LOCATION OF SITE
8668 RICHMOND HIGHWAY
TAX MAP #1013 01 0096
ALEXANDRIA, FAIRFAX COUNTY, VA



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 2002153-5
SCALE: 1"=200'



ZONING MAP
SCALE: 1"=500'

DEVELOPER/OWNER

WOODLAWN HOSPITALITY, LLC
CARE OF BAYWOOD HOTELS
7871 BELLE POINT DRIVE
GREENBELT, MD 20770
KURT BLOHSTAD
301-345-8700

PREPARED BY



BOHLER
ENGINEERING

22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DANIEL M. DUKE

CONTACT INFORMATION

REFERENCES

BOUNDARY & TOPOGRAPHIC/ALTA
*SURVEY:
BOHLER ENGINEERING
ENTITLED: "ALTA/ACSM LAND TITLE
SURVEY, 8668 RICHMOND HIGHWAY, MT.
VERNON TRANSPORTATION DISTRICT,
FAIRFAX COUNTY, VIRGINIA"
PROJECT#: S102086.8R
DATE: 10/28/10
*ARCHITECTURAL ELEVATIONS:
ENTITLED: "FT. BELVOIR, VA, FAIRFAX
COUNTY" PREPARED BY:
PHILLIPS PARTNERSHIP
PROJECT NUMBER: 411671
DATED: 08/05/2011

UTILITY CONTACTS

COX COMMUNICATION (UTILQUEST)
PHONE: (703) 754-2116
COX COMMUNICATION (DOUBLE H)
PHONE: (540) 364-2005
DOMINION VIRGINIA POWER
(UTILQUEST)
PHONE: (703) 754-2116
FAIRFAX COUNTY
CONTACT: LARRY DUNNUCK
PHONE: (703) 238-6433
FAIRFAX WATER (DOUBLE H)
PHONE: (540) 364-2005
VERIZON (UTILQUEST)
PHONE: (703) 754-2116
WASHINGTON GAS
CONTACT: DON JONES
PHONE: (703) 750-5510

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS/EXISTING VEGETATION MAP	2
SPECIAL EXCEPTION PLAY/GENERALIZED DEVELOPMENT PLAN	3
LANDSCAPE AND LIGHTING PLAN	4
PRELIMINARY STORMWATER MANAGEMENT PLAN	5
EXTERIOR BUILDING ELEVATIONS (INFORMATIONAL ONLY)	6

NOTE:

THE PURPOSE OF THIS GDP PLAN IS TO RE-ZONE THE
PROPERTY FROM C-6 TO C-8 AND TO APPLY FOR A
SPECIAL EXCEPTION TO INCREASE THE FAR AND
BUILDING HEIGHT FOR A 92 ROOM HOTEL.



BOHLER
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Fax: (703) 709-9501
www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	BY
1	11/04/11	REV PER COUNTY COMMENTS	BJS
2	12/02/11	REV PER COUNTY COMMENTS	BJS
3	01/09/12	REV PER COUNTY COMMENTS	HTS
4	03/05/12	REV PER COUNTY COMMENTS	BJS
5	04/17/12	REV PER COUNTY COMMENTS	HTS
6	05/02/12	REV PER COUNTY COMMENTS	HTS
7	06/15/12	REV PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. S102086.8R
DRAWN BY: HTS
CHECKED BY: BJS
DATE: 11/04/11
SCALE: NTS
CADD IS: BJS

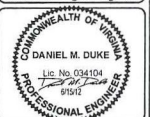
SPECIAL EXCEPTION PLAT/GENERALIZED DEVELOPMENT PLAN

FOR
**BAYWOOD
HOTELS**

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA



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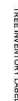
SHEET TITLE:

COVER
SHEET

SHEET NUMBER

1
OF 6

EXISTING VEGETATION MAP (EVM)

[illegible]

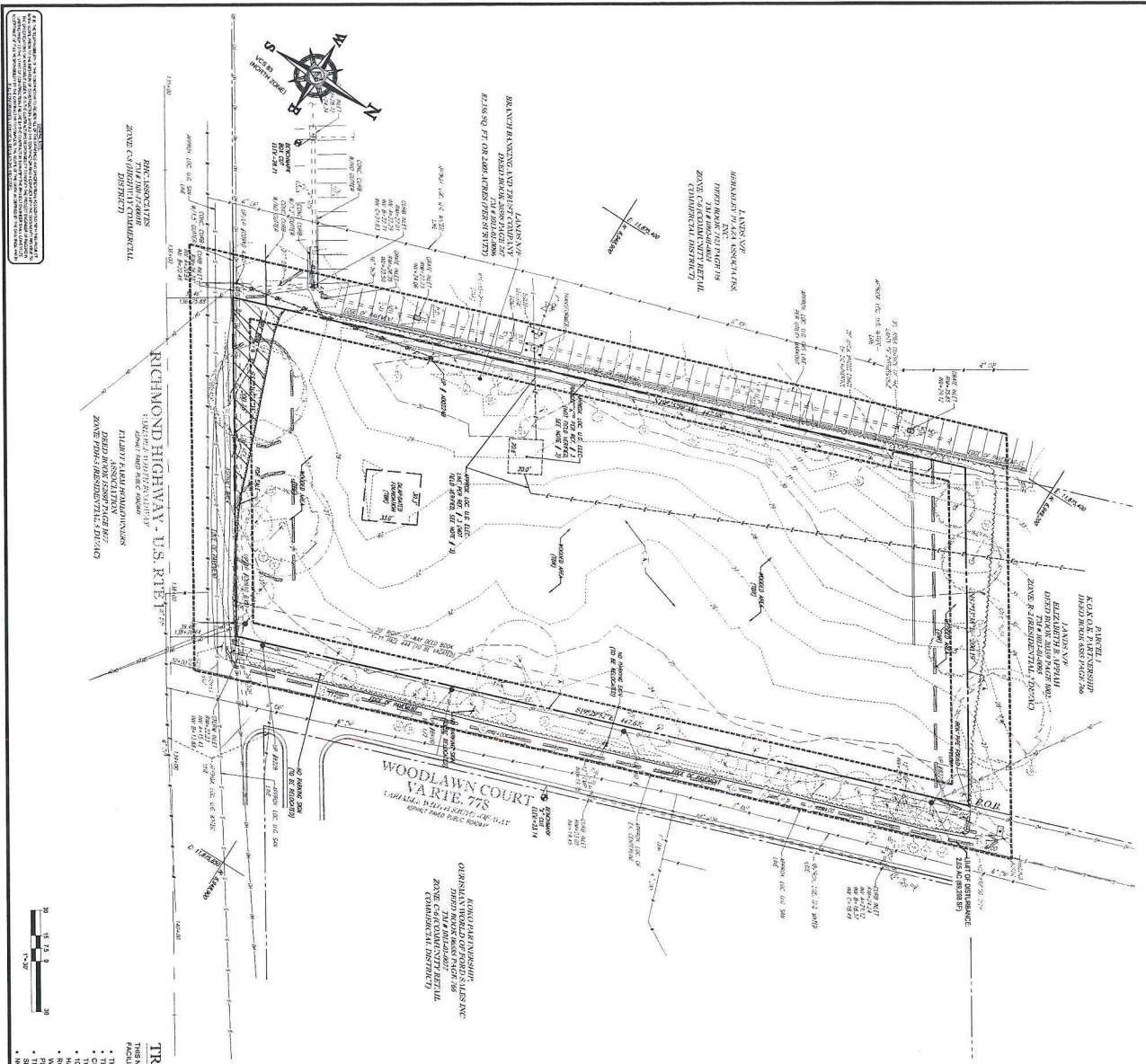
REV	DATE	COMMENT	BY
1	11/14/01	REV PER COUNT COMMENTS	BJS
2	12/23/01	REV PER COUNT COMMENTS	BJS
3	01/19/02	REV PER COUNT COMMENTS	NTG
4	03/01/02	REV PER COUNT COMMENTS	NTG
5	04/17/02	REV PER COUNT COMMENTS	NTG
6	05/25/02	REV PER COUNT COMMENTS	NTG
7	06/15/02	REV PER COUNT COMMENTS	BJS

[illegible]

Tree Condition Analysis for Hotel Special Exception (Fairfax County Parcel ID: 10-13-

Use Case Matrix: Requirements for Project Phoenix (2024-2025)										Overall Status	
#	Project Name	Priority	Status	Owner	Start Date	End Date	Progress (%)	Risk Level	Dependencies	Comments	Last Update
1	Phoenix Core	High	In Progress	John Doe	2024-01-15	2024-06-30	75%	Medium	None	Core development on track.	2024-03-10
2	Phoenix UI	Medium	On Hold	Jane Smith	2024-02-01	2024-07-15	20%	Low	Phoenix Core	UI design pending review.	2024-03-05
3	Phoenix API	High	Completed	Mike Johnson	2024-01-20	2024-05-10	100%	Low	Phoenix Core	API endpoints fully implemented.	2024-03-08
4	Phoenix DB	Medium	In Progress	Sarah Lee	2024-02-10	2024-07-01	50%	Medium	Phoenix Core	Database schema finalized.	2024-03-09
5	Phoenix Auth	High	On Hold	David Kim	2024-02-15	2024-07-10	10%	High	Phoenix Core, Phoenix DB	Authentication logic complex, needs more time.	2024-03-07
6	Phoenix Rep	Low	On Hold	Emily White	2024-03-01	2024-08-01	0%	Low	Phoenix Core	Reporting module not yet started.	2024-03-06
7	Phoenix Test	Medium	In Progress	Chris Brown	2024-02-20	2024-07-20	30%	Medium	Phoenix Core	Unit tests being developed.	2024-03-08
8	Phoenix Deploy	High	On Hold	Alex Green	2024-03-10	2024-08-10	0%	High	Phoenix Core, Phoenix DB, Phoenix Auth	Deployment strategy still in discussion.	2024-03-05
9	Phoenix Admin	Medium	In Progress	Mia Black	2024-02-25	2024-07-25	40%	Medium	Phoenix Core	Admin interface development.	2024-03-09
10	Phoenix Help	Low	On Hold	Noah Grey	2024-03-15	2024-08-15	0%	Low	Phoenix Core	Help documentation not started.	2024-03-06
11	Phoenix Bug	Medium	In Progress	Olivia Blue	2024-02-18	2024-07-18	60%	Medium	Phoenix Core	Bug fixes being implemented.	2024-03-08
12	Phoenix Perf	High	On Hold	Peter Red	2024-03-05	2024-08-05	0%	High	Phoenix Core	Performance optimization not yet planned.	2024-03-05
13	Phoenix Sec	High	In Progress	Quinn Purple	2024-02-22	2024-07-22	55%	Medium	Phoenix Core	Security audit in progress.	2024-03-09
14	Phoenix Integ	Medium	On Hold	Rachel Yellow	2024-03-08	2024-08-08	0%	Medium	Phoenix Core, Phoenix API	Integration with external services.	2024-03-06
15	Phoenix User	Low	On Hold	Sam Green	2024-03-12	2024-08-12	0%	Low	Phoenix Core	User onboarding flow not defined.	2024-03-06
16	Phoenix Log	Medium	In Progress	Tina Blue	2024-02-28	2024-07-28	70%	Medium	Phoenix Core	Logging system implementation.	2024-03-09
17	Phoenix Mon	High	On Hold	Uma Red	2024-03-03	2024-08-03	0%	High	Phoenix Core	Monitoring dashboard not started.	2024-03-05
18	Phoenix Backup	Medium	In Progress	Victor Purple	2024-02-12	2024-07-12	80%	Medium	Phoenix Core	Backup script development.	2024-03-08
19	Phoenix Arch	Low	On Hold	Wendy Yellow	2024-03-18	2024-08-18	0%	Low	Phoenix Core	Archiving process not yet defined.	2024-03-06
20	Phoenix Clean	Medium	In Progress	Xavier Blue	2024-02-17	2024-07-17	65%	Medium	Phoenix Core	Clean-up tasks being implemented.	2024-03-09
21	Phoenix Opt	High	On Hold	Yara Red	2024-03-07	2024-08-07	0%	High	Phoenix Core	Optimization tasks not yet planned.	2024-03-05
22	Phoenix Upd	Medium	In Progress	Zoe Purple	2024-02-27	2024-07-27	50%	Medium	Phoenix Core	Update mechanism development.	2024-03-08
23	Phoenix Ver	Low	On Hold	Adam Yellow	2024-03-13	2024-08-13	0%	Low	Phoenix Core	Version control not yet implemented.	2024-03-06
24	Phoenix Doc	Medium	In Progress	Bella Blue	2024-02-14	2024-07-14	70%	Medium	Phoenix Core	Documentation writing.	2024-03-09
25	Phoenix Trn	High	On Hold	Charlie Red	2024-03-09	2024-08-09	0%	High	Phoenix Core	Training module not yet started.	2024-03-05
26	Phoenix Val	Medium	In Progress	Diana Purple	2024-02-19	2024-07-19	60%	Medium	Phoenix Core	Validation logic implementation.	2024-03-08
27	Phoenix Wrt	Low	On Hold	Ethan Yellow	2024-03-14	2024-08-14	0%	Low	Phoenix Core	Writing process not yet defined.	2024-03-06
28	Phoenix Xpt	High	In Progress	Fiona Blue	2024-02-09	2024-07-09	85%	Medium	Phoenix Core	Export functionality development.	2024-03-09
29	Phoenix Ym	Medium	On Hold	George Red	2024-03-11	2024-08-11	0%	Medium	Phoenix Core	YAML configuration not yet started.	2024-03-05
30	Phoenix Zpt	Low	On Hold	Hannah Purple	2024-03-16	2024-08-16	0%	Low	Phoenix Core	Zip file handling not yet planned.	2024-03-06
31	Phoenix Acl	High	In Progress	Ian Yellow	2024-02-04	2024-07-04	90%	Medium	Phoenix Core	Access control implementation.	2024-03-09
32	Phoenix Bcl	Medium	On Hold	Jane Blue	2024-03-04	2024-08-04	0%	Medium	Phoenix Core	Batch processing not yet started.	2024-03-05
33	Phoenix Ccl	Low	On Hold	Karl Red	2024-03-06	2024-08-06	0%	Low	Phoenix Core	Cache management not yet defined.	2024-03-06
34	Phoenix Dcl	Medium	In Progress	Liam Purple	2024-02-06	2024-07-06	75%	Medium	Phoenix Core	Deployment configuration.	2024-03-09
35	Phoenix Ecl	High	On Hold	Mia Yellow	2024-03-06	2024-08-06	0%	High	Phoenix Core	Encryption module not yet started.	2024-03-05
36	Phoenix Fcl	Medium	In Progress	Noah Blue	2024-02-08	2024-07-08	80%	Medium	Phoenix Core	File handling logic.	2024-03-08
37	Phoenix Gcl	Low	On Hold	Olivia Red	2024-03-08	2024-08-08	0%	Low	Phoenix Core	Global settings not yet defined.	2024-03-06
38	Phoenix Hcl	High	In Progress	Peter Purple	2024-02-08	2024-07-08	85%	Medium	Phoenix Core	Header management.	2024-03-09
39	Phoenix Icl	Medium	On Hold	Quinn Yellow	2024-03-08	2024-08-08	0%	Medium	Phoenix Core	Interface configuration.	2024-03-05
40	Phoenix Jcl	Low	On Hold	Rachel Blue	2024-03-09	2024-08-09	0%	Low	Phoenix Core	JSON handling not yet planned.	2024-03-06

FACILITIES MANUAL FOR THE REDEVELOPMENT OF PARCEL 1013-01-0036, ALEXANDRIA, FAIRFAX COUNTY, VA

[illegible][illegible]

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SHEET NUMBER 2

CONDITIONS/
EXISTING

EXISTING

COMMONWEALTH OF VIRGINIA
DANIEL M. DIKE

2400 CHURCH DRIVE SW, SUITE 200
STERLING, VIRGINIA 20184
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com



BOHLER
ENGINEERING

39610 DAVIS DRIVE SUITE 200
CHULA VISTA, CA 92011

ALEXANDRIA, EGYPT, MAY 1998

LOCATION OF SITE
8568 RICHMOND HIGHWAY
ALEXANDRIA, VIRGINIA

FOR
BAYWOOD
HOTELS

**SPECIAL EXCEPTION
PLAT/GENERAL
DEVELOPMENT PLAN**

PROJECT	TO
CHECKED BY	07/28/11
DATE	T-30
SCALE	537
CAD ID	

NOT APPROVED FOR
CONSTRUCTION


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6	05/29/12	REV. PER COUNTY COMMENTS	NTG
7	06/15/12	REV. PER COUNTY COMMENTS	BJS

5	04/17/12	REV PER COUNTY COMMENTS	NTG
4	03/05/12	REV PER COUNTY COMMENTS	BJS
3	01/15/12	REV PER COUNTY COMMENTS	NTG

REV	DATE	COMMENT	BY
1	11/14/11	REV PER COUNTY COMMENTS	BJS
2	12/23/11	REV PER COUNTY COMMENTS	BJS

REVIEWS



& CONSULTING
 SURVEYING
 PROJECT MGMT
 ENVIRONMENTAL C
 LANDSCAPE ARCH
 10101 UNIVERSITY BLVD. SUITE 100
 CHICAGO, IL 60631-1000

**B
C**
E N G

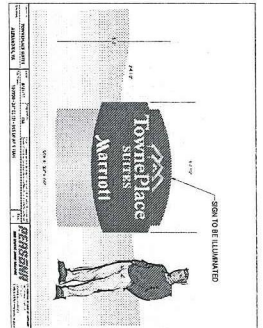
♦ SOUTH BEACH
 ♦ ALBANY 124
 ♦ BOWEN AVE
 ♦ CHICAGO 1
 ♦ CENTER VAL
 ♦ TAMPA, FL

LE
ER
CORPORATE OFFICE
WARREN, N.J.
OFFICES:
BOULDER, CO. • BOSTON, MA.
DENVER, CO. • LOS ANGELES, CA.
NEW YORK, NY • PHILADELPHIA, PA.
SAN FRANCISCO, CA.
WASHINGTON, D.C.

ER
ING

PL

1	REQUESTED FOR AN EVALUATION OF A SCREENING ONLY LANE ALONG THE REMONDO HIGHWAY FROM ROUTE 40055 SOUTH TO THE CH-45 ZONE (FOR TRANSITIONAL SCREENING REQUIREMENTS)	2	FOR TRAIL, WOODLAND MATERIAL, ALONG REMONDO HIGHWAY
2	A 200 YARDING REDUCTION IN THE REMONDO HIGHWAY COMMERCIAL/RECREATIONAL DISTRICT	3	DRIVE TRAIL WITH REDUCTION TO 22' DUE TO RETAINING WALL
3	ELIMINATING THE FUTURE REQUIRED LANE ALONG WESTERN PROPERTY (DUE TO THE PRESENCE OF A REQUIRED RETAINING WALL)	4	ROAD FRONTAGE IMPROVEMENTS ALONG REMONDO HIGHWAY

[illegible]

REV	DATE	COMMENT	BY
1	11/14/11	REV F&E	BJS
2	1/22/11	COASTY COMMENTS	BJS
3	8/16/12	REV F&E	NTG
4	10/24/12	REV F&E	BJS
5	6/11/12	COASTY COMMENTS	NTG
6	2/20/12	REV F&E	NTG
7	06/15/12	COASTY COMMENTS	BJS

NOT APPROVED FOR

PROJECT No. 5102098
DRAWN BY: NTG
CHECKED BY: TD
DATE: 07/28/11
SCALE: 1"=30'
CADD: ECT

PROJECT:
SPECIAL EXCEPTION
PLAT/GENERAL
DEVELOPMENT PLAN

BAYWOOD
HOTELS

LOCATION OF SITE
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA



BOHLER
ENGINEERING

STERLING, VIRGINIA 20164
Phone: (703) 709-5500
Fax: (703) 709-5501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
LC No. 034104
PR
ER

PROFESSIONAL ENGINEER

EXCEPTION
PLAT/GDP

3

LANDSCAPE LEGEND				
SYMBOL	QTY	TYPE/USE	10 YEAR CANOPY COVERAGE	10 YEAR CANOPY COVERAGE TOTAL
	15	3-1/2" CATEGORY IV DECIDUOUS TREE	250	3,750
	12	2-1/2" CATEGORY IV DECIDUOUS TREE	200	1,200
	3	2-1/2" CATEGORY III DECIDUOUS TREE	150	450
	29	1-1/2" CATEGORY II DECIDUOUS TREE	100	2,900
	80	LARGE EVERGREEN SHRUB	-	-
	205	MEDIUM DECIDUOUS OR EVERGREEN SHRUB	-	-

*NOTE: CATEGORY II DECIDUOUS TREES ARE PROPOSED FOR THE AREA UNDERNEATH AND ADJACENT TO THE OVERHEAD UTILITY LINES ALONG WOODLAWN COURT.

PER COMMON POWER AND THE FAIRFAX COUNTY PUBLIC UTILITIES MANUAL, CATEGORY II DECIDUOUS TREE SPECIES SUCH AS AMUR HAZEL (ALNUS GINNA), SAUCER MAGNOLIA (MAGNOLIA X SOULANGIANA), AND FRINGETREE (CHIONANTHUS VIRGINICUS) ARE APPROPRIATE FOR PLANTING COLUMNAR TREES (CATEGORY I DECIDUOUS TREES) IN THE FAIRFAX COUNTY PUM ARE NOT APPROVED FOR PLANTING UNDERNEATH OR NEAR UTILITY LINES BY COMMON POWER. SPECIES SIMILAR TO THOSE LISTED ABOVE WILL BE SPECIFIED WITH THE SITE PLAN.

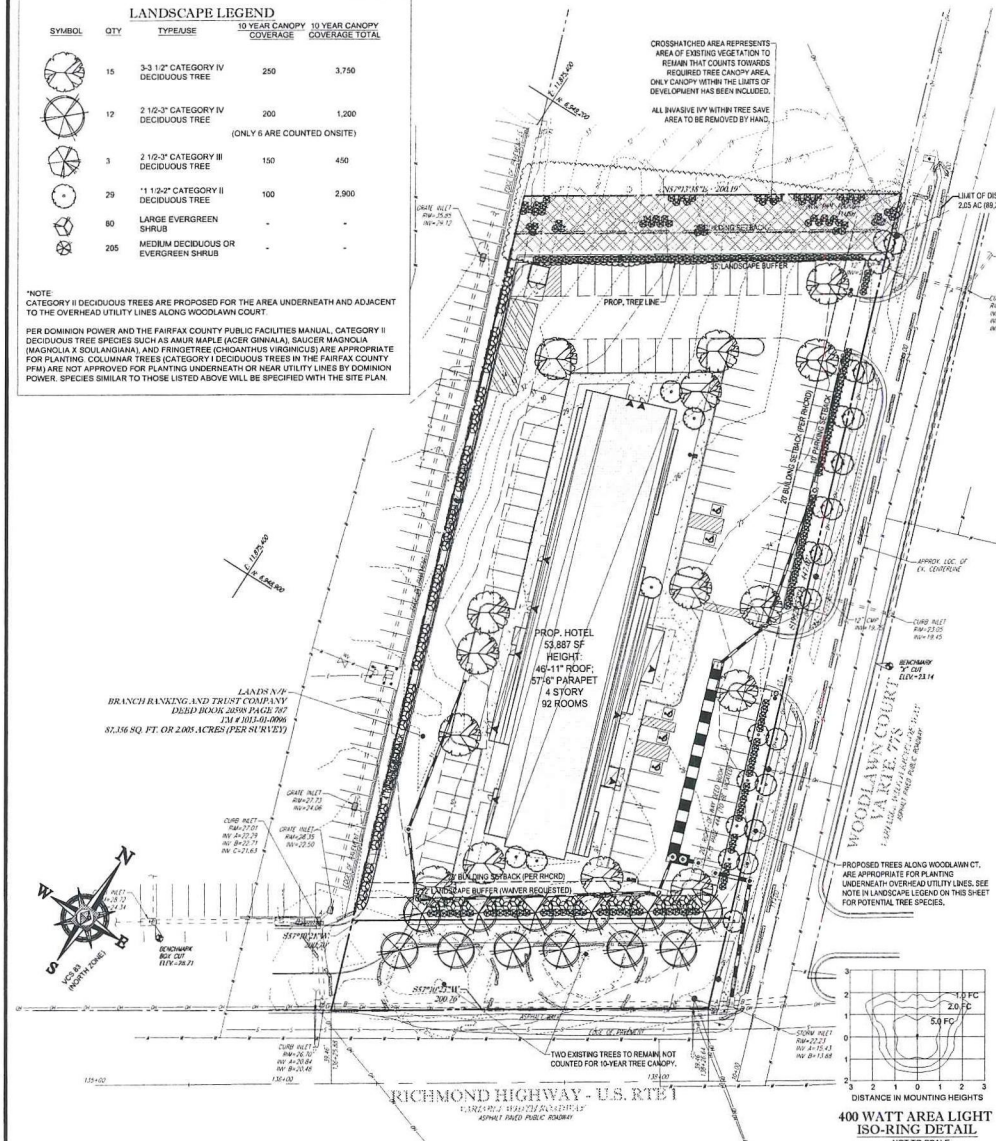


TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

STEP	DESCRIPTION	VALUE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	85,169
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	97.5%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.1)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	97.5%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	97.5%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12.002.1	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12.002.1	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

REQUEST TO DEVIATE FROM TARGET TREE PRESERVATION VALUE

THIS FOLLOWING STATEMENT IS PROVIDED TO SERVE AS A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET VALUE PROPOSED IN TABLE 12.3

THE DEVIATION FROM THE TARGET VALUE IS A RESULT OF THE FACT THAT "MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE" (12.002.2A(1)) FROM THE PUM AND "CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO INACT EXISTING TREES OR FORESTED AREAS IN ORDER TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT UNLIVELY BURDEN A HEALTHY AND STRUCTURALLY SOUND MOUND FOR A MINIMUM OF 10 YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12.002.1 (12.002.2A(3)). THE PROPOSED DEVELOPMENT REQUIRES THE REMOVAL OF SOME OF THE EXISTING TREES ON-SITE. A TREE SAVE AREA OF 43,302 SF IS LOCATED ALONG THE NORTH PROPERTY LINE. THE REMAINDER OF THE REQUIRED 10-YEAR TREE CANOPY REQUIREMENT UNFULFILLED THROUGH PROPOSED PLANTINGS.

TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

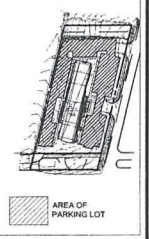
STEP	DESCRIPTION	TOTALS
A	TREE PRESERVATION TARGET AND STATEMENT	
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B	TREE CANOPY REQUIREMENT	
B1	IDENTIFY GROSS SITE AREA	87,356
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE	9,344
B3	SUBTRACT AREA OF EXEMPTIONS	
B4	ADJUSTED GROSS SITE AREA (B1-B3)	77,812
B5	IDENTIFY SITES ZONING AND OR USE	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 X B6)	7,781
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED	NO
B9	IF B8 YES, THEN LET PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	NA
C	TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA	8,516
C2	TOTAL CANOPY AREA MEETING STANDARDS OF 12.002.1	5,852
C3	C2 X 1.25	7,315
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMPLEXES	0
C5	C4 X 1.5	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIFIC," OR "STREET" TREES	0
C7	C6 X 1.5	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS	0
C9	C8 X 1.5	0
C10	TOTAL OF C3, C5, C7, AND C9	7,315
D	TREE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)	486
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0
D3	C2 X 1.25	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0
D5	C2 X 1.5	0
D6	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	0
D7	C2 X 1.5	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES	0
D9	C2 X 1.5	0
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND UNIVER	0
D11	C2 X 1.5	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEED BEDS	0
D13	C2 X 1.5	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY DECIDUOUS	0
D15	C2 X 1.5	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15	0
D17	AREA OF CANOPY NOT MEETING MULTIPLE CRITERIA	8,500
D18	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING	8,500
D19	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND	0
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	0
E	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10)	7,315
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17)	8,500
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE BANKING (D20)	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	15,815
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED	20.12%

COMPLIANCE CHART FOR THE FAIRFAX COUNTY COMPREHENSIVE PLAN

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
ROUTE 1 COMPREHENSIVE PLAN	A. STREETSCAPE TREATMENTS FOR RICHMOND HIGHWAY 1. OFF-SITE IMPROVEMENTS a. 8' WIDE CURB EDGE LANDSCAPE STRIP b. ONE LARGE DECIDUOUS TREE SHALL BE PLANTED EVERY 30' O.C. WITHIN THE LANDSCAPE STRIP c. 10' WIDE ASPHALT TRAIL 2. ON-SITE IMPROVEMENTS a. 7' WIDE LANDSCAPED STRIP b. ONE LARGE DECIDUOUS TREE SHALL BE PLANTED AT 30' O.C. A HEDGEROW UNDERPLANTING IS REQUIRED WHERE PARKING LOT ABUTS THE ROW	1. RICHMOND HIGHWAY OFF-SITE IMPROVEMENTS 169 LF (EXCLUSIVE OF ENTRANCES AND SIGHT DISTANCE REQUIREMENTS) 169 LF / 30' = 6 TREES REQ 2. 8' WIDE CURB EDGE LANDSCAPE STRIP b. 3 TREES ARE PROVIDED OFF-SITE: THESE TREES DO NOT COUNT TOWARDS THE REQUIRED 10-YEAR TREE CANOPY c. 10' WIDE ASPHALT TRAIL 2. RICHMOND HIGHWAY ON-SITE IMPROVEMENTS 169 LF (EXCLUSIVE OF ENTRANCES) 169 LF / 30' = 6 TREES REQ a. 7' WIDE LANDSCAPE STRIP b. 6 LARGE TREES ARE PROVIDED c. CONTINUOUS HEDGE PROVIDED WHERE PARKING LOT ABUTS RICHMOND HIGHWAY	a & b COMPLIES WAIVER REQUESTED FOR TRAIL WIDTH AND MATERIAL COMPLIES
	A. STREETSCAPE TREATMENTS FOR WOODLAWN CT LANE 1. OFF-SITE IMPROVEMENTS a. 5' WIDE CURB EDGE LANDSCAPE STRIP b. ONE SMALL DECIDUOUS TREE SHALL BE PLANTED AT 20' O.C. c. 5' MASONRY SIDEWALK 2. ON-SITE IMPROVEMENTS a. 5' WIDE LANDSCAPE STRIP b. ONE SMALL DECIDUOUS TREE AT 25' O.C. c. A HEDGEROW UNDERPLANTING WHERE PARKING LOT ABUTS THE ROW	1. WOODLAWN COURT OFF-SITE IMPROVEMENTS 295 LF (EXCLUSIVE OF ENTRANCES) 295 LF / 25' = 12 TREES REQ a. 5' WIDE CURB EDGE LANDSCAPE STRIP b. 12 TREES ARE PROVIDED OFF-SITE: THESE TREES DO NOT COUNT TOWARDS THE REQUIRED 10-YEAR TREE CANOPY c. 5' MASONRY SIDEWALK 2. WOODLAWN COURT ON-SITE IMPROVEMENTS 295 LF (EXCLUSIVE OF ENTRANCES) 295 LF / 30' = 10 TREES REQ a. 5' WIDE LANDSCAPE STRIP b. 10 DECIDUOUS TREES ARE PROVIDED c. CONTINUOUS HEDGE PROVIDED WHERE PARKING LOT ABUTS WOODLAWN CT.	COMPLIES COMPLIES
ROUTE 1 COMPREHENSIVE PLAN	A. PERIPHERAL PARKING LOT LANDSCAPING 1. WHEN A PARKING LOT ABUTS LAND NOT IN A RIGHT OF WAY, PROVIDE PERIPHERAL PARKING LOT LANDSCAPING AS FOLLOWS: a. 4' WIDE LANDSCAPE STRIP b. 1 TREE PER 50 LF	WEST PROPERTY LINE REQUIRED: 358 LF OF PARKING ABUTTING PROPERTY LINE 358/50 = 8 TREES PROVIDED: 0 TREES 58 LARGE EVERGREEN SHRUBS A WAIVER IS REQUESTED FOR THE PROPERTY LINE PLANTING REQUIREMENT DUE TO THE PRESENCE A RETAINING WALL WITHIN THE 4' LANDSCAPE STRIP	DOES NOT COMPLY WAIVER REQUESTED
	B. TRANSITIONAL SCREENING 2 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 35 FEET WIDE PLANTED WITH: 1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER. 2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE. 3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	NORTH PROPERTY LINE REQUIRED: SCREENING 2 WITH E, F, OR G SCREENING BARRIER 35' WIDE PLANTING AREA A 35' WIDE PLANTING AREA WILL BE PROVIDED SCREENING AREA = 7,000 SF 7,000 X .75 (REQ. CANOPY) = 5,250 SF OF TREE CANOPY REQUIRED 60 REQUIRED EVERGREEN SHRUBS PROVIDED: 8' HIGH SOLID WOOD FENCE 35' WIDE PLANTING AREA 8,832 SF EXISTING TREE CANOPY 60 EVERGREEN SHRUBS 5,852 SF TOTAL TREE CANOPY	COMPLIES

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	32,782 S.F.
INTERIOR CANOPY REQUIRED (5% (PER ZONING ORDINANCE))	1,639 S.F.
PER THE ROUTE 1 COMPREHENSIVE PLAN, PARKING LOT LANDSCAPING MUST EXCEED THE ZONING ORDINANCE REQUIREMENT BY 5%.	
INTERIOR CANOPY REQUIRED (10% (PER ROUTE 1 COMPREHENSIVE PLAN))	3,278 S.F.
TOTAL SHADE TREE CANOPY PROVIDED: 15 TREES @ 250 S.F. EACH	3,750 S.F.
TOTAL AREA REQUIRED =	3,278 S.F.
TOTAL AREA PROVIDED =	3,750 S.F.
INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT (SPECIFIC 3-1/2" CALIPER TREE)	



BOHLER ENGINEERING
CONSULTANTS
1211 K. COLEMAN DRIVE
ALEXANDRIA, VA 22304
(703) 709-9500
WWW.BOHLERENGINEERING.COM

REVISIONS

REV	DATE	COMMENT	BY
1	10/14/11	REV PER COUNTY COMMENTS	BJS
2	10/23/11	REV PER COUNTY COMMENTS	BJS
3	01/11/12	REV PER COUNTY COMMENTS	NTG
4	03/05/12	REV PER COUNTY COMMENTS	NTG
5	04/11/12	REV PER COUNTY COMMENTS	NTG
6	05/09/12	REV PER COUNTY COMMENTS	NTG
7	06/15/12	REV PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No: 1102000
DRAWN BY: NTG
CHECKED BY: BJS
DATE: 01/08/11
SCALE: 1"=30'
CADD: BJS

SPECIAL EXCEPTION PLAT/GENERAL DEVELOPMENT PLAN
FOR
BAYWOOD HOTELS

LOCATION OF SITE:
8668 RICHMOND HIGHWAY
ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING
22830 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.bohlerengineering.com

DANIEL M. DUKE
Lic. No. 034104
PROFESSIONAL ENGINEER

LANDSCAPE AND LIGHTING PLAN

SHEET NUMBER:
4
OF 6

IF THE REPRESENTATIVE OF THE CONTRACTOR IS A MEMBER OF THE NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS (NLA), ALL OF THE PLANTING AND CONSTRUCTION REQUIREMENTS SET FORTH IN THE PUM SHALL BE MET. IF THE CONTRACTOR IS NOT A MEMBER OF THE NLA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC UTILITIES AND THE FAIRFAX COUNTY DEPARTMENT OF LANDSCAPE ARCHITECTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC UTILITIES AND THE FAIRFAX COUNTY DEPARTMENT OF LANDSCAPE ARCHITECTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC UTILITIES AND THE FAIRFAX COUNTY DEPARTMENT OF LANDSCAPE ARCHITECTURE.

SITE AREA = 7.715 SQ. FT. PRECIPITATION = 0.58 IN. 10-DAY AVERAGE = 0.30 IN. 10-DAY MAX. = 1.76 IN. 10-DAY MIN. = 0.10 IN.	Q10 = 0.50 X 1.76 X 3.27 IN. = 2.88 CFS Q10 = 0.50 X 1.76 X 3.27 IN. = 2.88 CFS	ALLOWED PROPOSED RELEASE RATE 3.10 CFS @ 18" CFS = 3.10 CFS 3.10 CFS @ 18" CFS = 3.10 CFS
----------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

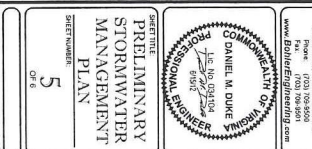
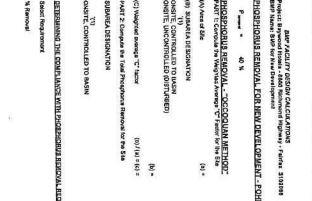
[illegible][illegible][illegible]

THE PROPOSED DEVELOPMENT OUTFALLS TO THE SOUTH INTO A CLOSED STREET SEVEN STEPS ON THE NORTHERN SIDE OF INCHON HIGHWAY. THE CLOSEST STORM SEWER SYSTEM RUNS SOUTHEAST APPROXIMATELY 20 FEET BEYOND DISCHARGE INTO DODGE CREEK AND DISCHARGES INTO THE COLUMBIAN RIVER.

BASED ON A CORE MATERIAL AND SOIL ANALYSIS OF THE SITE DISCLOSED FROM INDO DOORS, AN ABSOLUTE OUTFALL, PAVED WITH ASPHALT, AND ADJACENT OUTFALL WILL STILL EXIST.

THE CITIES CURRENTLY SERVES AN AREA OF 251 AC, WHICH MEETS THE REQUIREMENT OF EIGHTY-FOUR (84) OF THE PRA. THE AREA DEDICATED BELOW.

ABSOLUTE OUTFALL MAP

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DESCRIPTION OF THE APPLICATION

The applicant, Woodlawn Hospitality, LLC, is requesting approval to rezone the subject property from the C-6 District to the C-8 District to construct an extended stay hotel on a 2-acre site located within the Woodlawn Community Business Center in the Richmond Highway Commercial Revitalization District (CRD) and Highway Corridor (HC) Overlay Districts. The applicant also seeks approval of a special exception application in order to permit an increase in FAR above 0.50 and an increase in building height above 50 feet in order to allow an FAR of 0.62 and a maximum height of 57 feet and 6 inches. The proposed hotel building consists of 53,887 square feet (SF) with 92 rooms.

The applicant's draft proffers, staff proposed conditions, affidavit, and statement of justification are contained in Appendices 1, 2, 3 and 4 respectively.

Waivers and Modifications:

- Waiver of the transitional screening and barrier requirements along the southern property boundary in favor of that depicted on the GDP/SE Plat.
- Waiver of construction of frontage improvements along the Richmond Highway frontage of the site
- Modification of the tree-planting requirement along the western property line
- Modification of minimum travel-aisle width requirement

LOCATION AND CHARACTER

Site Description:

The site is located at the northwest quadrant of the intersection of Richmond Highway (Route 1), and Woodlawn Court. The subject property is 2.0 acres, and is located within the Highway Corridor Overlay District. The current zoning for the subject property is C-6 and is also located within the limits of the Richmond Highway Commercial Revitalization District. The site is currently heavily vegetated and contains structures consisting of a two-story single family detached dwelling and an accessory detached 1-story garage. There is also a gravel driveway on the site, providing access from the existing service drive along the Richmond Highway frontage of the site.

Bordering the property to the north are lower density single-family detached residential uses. Along the north side of Richmond Highway to the east and west of the proposed development are commercial uses including the Woodlawn Shopping Center directly to the west, zoned C-6 and a vehicle sale, rental and ancillary service establishment across Woodlawn Court to the east, zoned C-6. Across Richmond Highway from the property is a newly developed single family detached development zoned PDH-5 and an eating establishment zoned C-8.



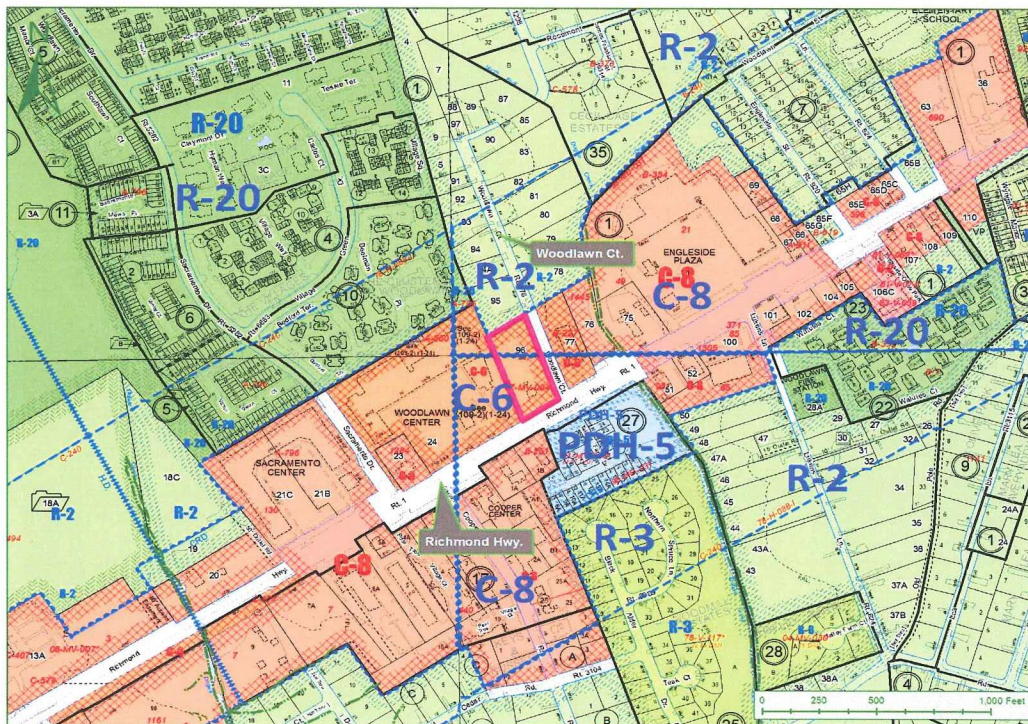
North: Residential,
SFD (R-2, HC) Plan:
Residential; 2-3 du/ac

West: Shopping Center
(C-6, HC, CRD)
Plan: Retail & other

East: Vehicle Sale,
Rental and Ancillary
Service Establishment
(C-6, HC, CRD)
Plan: Retail & other

South: Residential,
SFD (PDH-5, HC, CRD)
and Eating
Establishment (C-8,
HC, CRD)
Plan: Mixed Use

ZONING MAP

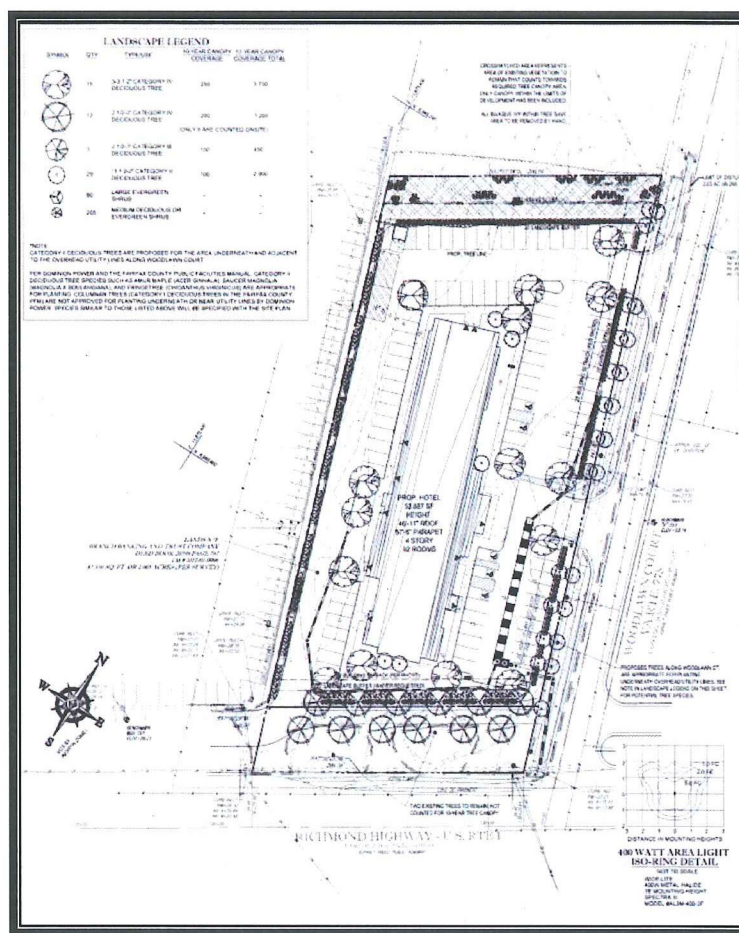


Site History:

On June 4, 2007, the Board of Supervisors approved RZ 2007-MV-004, rezoning the site from the R-2 District to the C-6 District to permit development of an eating establishment. The development approved with this rezoning was never implemented. If the current application is approved RZ 2007-MV-004 and the associated proffers shall be null and void.

The analysis is based on the draft proffers and submitted GDP/SE Plat titled "Baywood Hotels" prepared by Bohler Engineering and dated July 28, 2011, as revised through June 15, 2012.

Below is a discussion of the GDP/SE Plat.



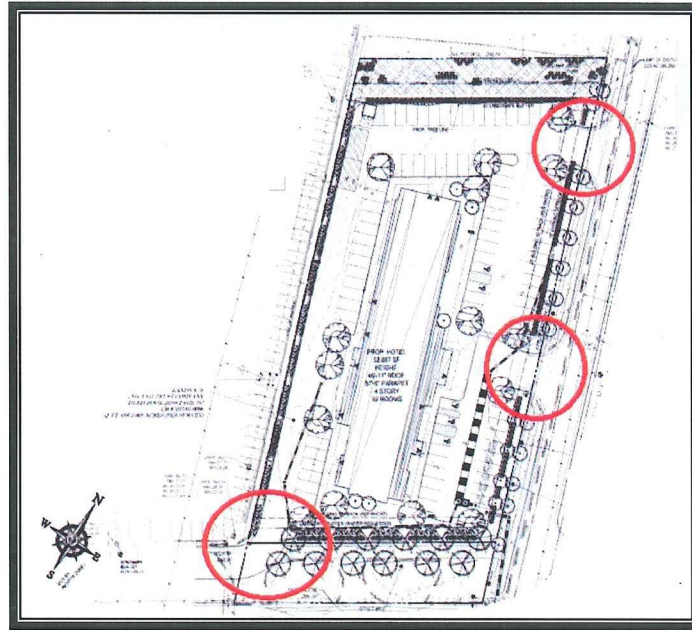
The architectural drawings show the TownePlace Suites by Marriott hotel. The main elevation is a long, multi-story building with a central entrance and multiple wings. The side elevation shows a different profile of the building. The cross-sections show the internal layout and structural elements. The drawings are labeled with 'TownePlace Suites by Marriott' and '4 STORY 92-Room GUESTROOM COUNT'.

4 STORY 92-ROOM GUESTROOM COUNT

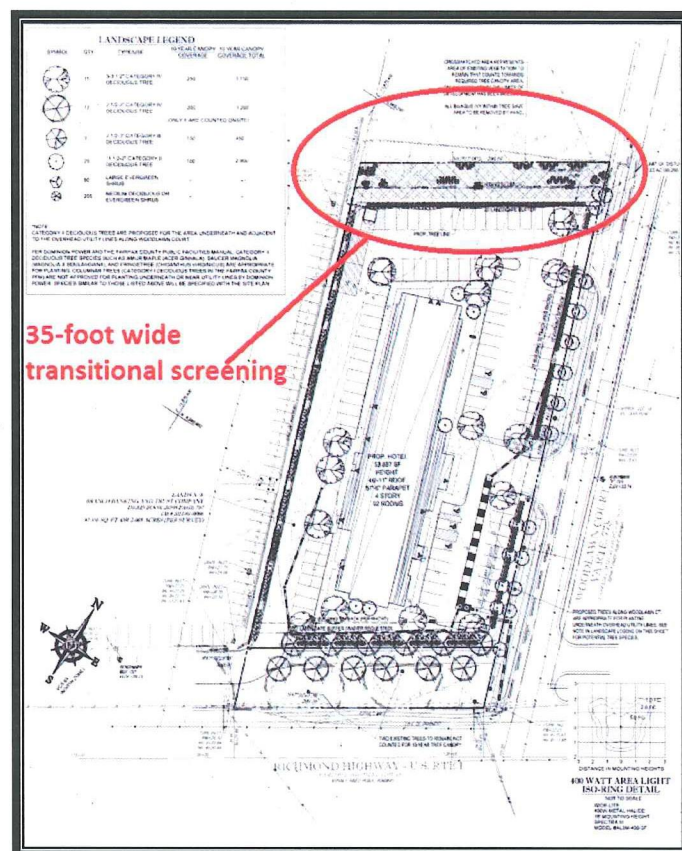
Room Type	Count	Area (sq. ft.)	Notes
Standard	92	10,000	
Suite	0	0	
Executive	0	0	
Presidential	0	0	
Other	0	0	
Total	92	10,000	

NOT TO SCALE

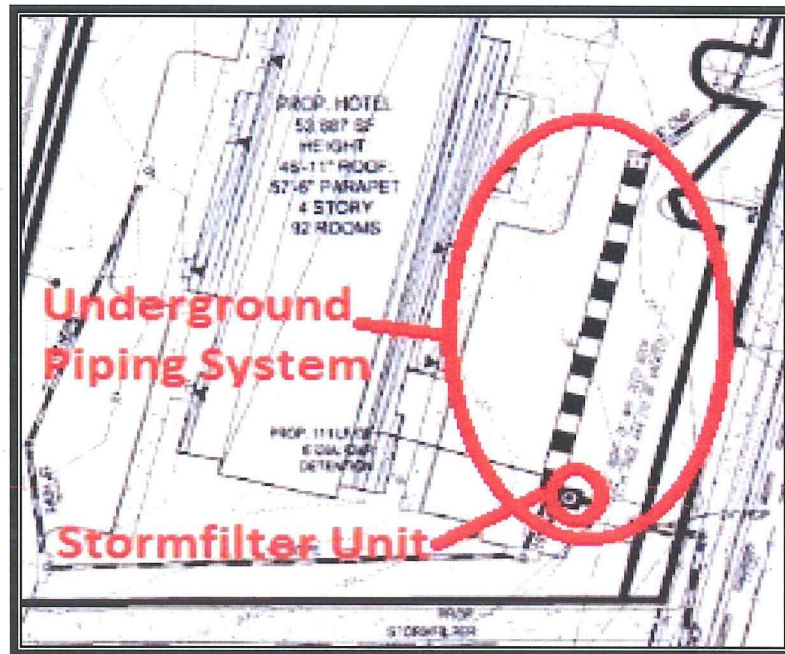
The GDP/SE PLAT shows two vehicular access points to the proposed hotel from Woodlawn Court, as well as interparcel access connections to the existing service drive along the southern boundary of the adjacent Woodlawn Shopping Center located to the west of the subject property. Future interparcel access is shown to be provided to that same property, when the existing service drive is removed a total of 92 parking spaces are shown to be provided in a surface parking lot along the east, north, and west sides of the proposed hotel building.



The GDP/SE PLAT depicts a 10-foot wide asphalt trail along the Richmond Highway frontage of the site, with streetscaping and a five-foot wide concrete sidewalk along the Woodlawn Court frontage of the site, with street trees. Internal pedestrian access will be provided via a walkway from Woodlawn Court to the entrance to the hotel.



The applicant will be planting a 35-foot wide landscaped transitional screening area along the northern boundary of the site to buffer the proposed hotel from the residential properties to the north. Trees are shown to be planted along the eastern and southern boundaries of the site and 58 shrubs are shown to be provided along the western boundary of the site. A total of 22% open space is shown to be provided.



The stormwater management measures are proposed to be met via approximately 220 linear feet of six-foot diameter underground pipes, shown to be provided under the parking lot travel aisle in the southeastern portion of the site. A stormfilter unit in this same area, is proposed to meet the water quality requirements for the site.

COMPREHENSIVE PLAN PROVISIONS *(Appendix 6)*

Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon, Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-unit A-2, as amended through May 1, 2012, pages 71-72.

Sub-unit A-2

This sub-unit primarily consists of the Woodlawn Shopping Center and other strip commercial uses located on the west side of Richmond Highway south of Woodlawn Court and is planned for community-serving retail use up to .35 FAR. This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-2 is planned for primarily office, with hotel and/or retail, mixed use up to .70 FAR if the following conditions are met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;

- Buildings are designed to meet the criteria for LEED Silver green building certification;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, are provided;
- Access points are consolidated and an efficient internal circulation system is provided;
- Provision of substantial buffering and screening adjacent to residential and other existing uses;
- Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and adjacent developments;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services; and
- Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide.

Additional Plan Citations

Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon, Richmond Highway Corridor Area, as amended through May 1, 2012, pages 82-83.

Urban Design Recommendations

The Richmond Highway urban design recommendations are intended to help foster new development and redevelopment that function well together and contribute to a positive image of the area as a desirable place to live, work, shop or visit. These recommendations build on guidance found in the 1989 Richmond Highway Urban Design Study and the Virginia Department of Transportation Richmond Highway Study completed in 1998.

Historically, development in the Richmond Highway Corridor has occurred in an uncoordinated, strip-commercial manner with little attention to efficient functioning and aesthetic form. These deficiencies should be corrected in any new development or redevelopment through integration of the urban design elements prescribed in the following recommendations.

These recommendations specifically address streetscape, landscape, parking lot, building and site design and signage elements. Combined, these elements comprise the physical form. The guidance provided for each element seeks to create an improved visual image for the Richmond Highway Corridor. These recommendations will be used as performance criteria in the review of development applications and site plans for properties in the Richmond Highway Corridor. In addition, these recommendations support public and private revitalization in the Richmond Highway Corridor.

Given the existing uncoordinated development patterns along Richmond Highway, implementation of the following urban design recommendations will require creative application of the design elements described. Modifications in the application of the streetscape guidance outlined in this Plan will likely be necessary to respond to site conditions or roadway design considerations. Until such time as road improvements are designed and/or constructed along Richmond Highway, it will be necessary to provide flexibility in the implementation of streetscape improvements in the right of way. Urban design elements should be incorporated into each site in a way that transitions effectively to adjacent existing properties and future planned land uses.

The complete Urban Design Guidelines for the Richmond Highway Corridor are contained in Appendix 6.

ANALYSIS

Land Use Analysis (Appendix 6)

Comprehensive Plan Conditions

The subject property is located in the Woodlawn Community Business Center (CBC), within the Richmond Highway Commercial Revitalization District (CRD); planned for retail and other uses. Hotel use is specifically noted as one of the recommended uses for this Sub-unit of the CBC. The Plan recommends a floor area ratio (FAR) of up to .70 under specified conditions

- *Preservation of the environmental quality corridor surrounding Dogue Creek as open space;*

The proposed development will not impact the environmental quality corridor surrounding Dogue Creek; therefore, this condition has been met.

- *Buildings are designed to meet the criteria for LEED Silver green building certification;*

The statement of justification from the applicant notes that the "building will be designed to meet LEED Silver" and the applicant has provided documentation demonstrating acceptance under the United States Green Building Council's (USGBC) Portfolio Program. The Portfolio Program is

intended to serve as a means of pre-acceptance under various USGBC programs for standardized building designs. In addition, staff has proposed a development condition requiring the applicant to submit a green building checklist at the time of site plan submission to ensure the building is designed to the LEED Silver level. Therefore, this condition has been met.

- *Building heights are tapered down toward adjacent residential uses;*

Only one building is proposed for the site and it is oriented close to the Richmond Highway frontage of the site, approximately 103 feet away from the northern property line, which abuts residentially developed property. In addition, the application proposes to provide the full 35-foot wide transitional screening area and the barrier type required for the hotel use. Staff believes that this condition has been met.

- *Dedication of needed rights-of-way for planned roadway improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, are provided;*

The applicant has proffered to dedicate right-of-way up to 88 feet from the centerline of Richmond Highway, which is the needed amount of dedication for the future roadway improvements along Richmond Highway. Therefore, this condition has been met.

- *Access points are consolidated and an efficient internal circulation system is provided;*

Access to the site is proposed to be provided from Woodlawn Court to avoid impacts to traffic flow along Richmond Highway. In addition the GDP depicts a connection for the subject site to the existing service drive to the west of the property along Richmond Highway, and interparcel access to the adjacent property to the west is shown to be provided when the service drive is removed as a result of the future Richmond Highway roadway improvements. Therefore, this condition has been met.

- *Provision of substantial buffering and screening adjacent to residential and other existing uses;*

As previously discussed, the application proposes to provide a 35-foot wide landscaped transitional screening area along the northern boundary of the site to buffer the proposed hotel from the residential properties to the north. A 12 foot wide buffer area is provided along Richmond Highway in addition to the streetscape provided for the Richmond Highway streetscape designs.

- *Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and adjacent developments;*
- *The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services; and*

The applicant has proffered that shuttle service to and from the hotel and Fort Belvoir, Metrorail, and local points of interest will be provided to guests upon request. Therefore, this condition has been met.

- *Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center.*

The applicant has proffered to provide streetscape elements consisting of landscaping and a 10 foot wide trail along the Richmond Highway frontage of the site as shown on the GDP. The proffer further states that the applicant will coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT. Therefore, this condition has been met.

Environmental Analysis (Appendix 6)

Landscaping

Urban Forest Management Division (UFMD) staff reviewed the originally submitted GDP/SE Plat and made the following recommendations:

- The Existing Vegetation Map (EVM) be revised to show an accurate dripline for the off-site tree walnut tree located beyond the northern property line, as the tree has a much larger dripline than what was shown on the plan.

The applicant revised the GDP/SE Plat to provide an accurate drip line for the off-site tree to the north of the site. Therefore, this issue has been resolved.

- With the original submission of the application, the applicant was requesting a modification of the transitional screening requirement to permit a 7-foot high barrier and up to 2/3 reduction of the required transitional screening. UFMD noted that the preservation of existing healthy trees within the reduced transitional screening area in the northern end of site should be evaluated; and recommended that the screening area should be supplemented with trees and shrubs, and the applicant should agree to remove the invasive English ivy in this area.

The applicant has revised the application and is now providing the full required 35-foot wide transitional screening area. In addition, the applicant has proffered to remove any invasive English ivy within this area and supplemental shrubs are shown to be provided in this area as well. Therefore, this issue has been resolved.

- The trees depicted along the Woodlawn Court roadway are proposed under overhead utility lines and the associated power line easement. Therefore only Category I- small trees and shrubs are appropriate in this area and this should be addressed on the GDP/SE Plat.

The applicant has revised the GDP/SEA Plat to provide the appropriate plantings under the overhead utility lines. Therefore, this issue has been resolved.

Modification of the tree-planting requirement along the western property line:

The applicant has requested a modification of the planting type requirement to permit a four-foot wide planting area with shrubs, along the western boundary of the site. UFMD staff recommended that the four-foot wide planting strip be expanded to six feet in width, with Category II trees provided in that area.

The applicant has provided a response, stating that due to the grade difference between the proposed development and the existing shopping center to the west of the subject site a four-foot high retaining wall is required along the western boundary of the site, as the final grade for the proposed development will be lower than the grade of the property to the west. The GDP/SEA Plat depicts 58 shrubs to be planted along the western boundary of the site as shown in the illustrative below. Based on the materials provided by the applicant, staff believes that Category II trees with a six foot wide planting area is not feasible with the proposed development.



Proposed Baywood Hotel
8668 Richmond Highway
Alexandria, Fairfax County, VA

Baywood Hotels

Stormwater (Appendix 8)

The subject property consists of a wooded lot with moderate slopes, which will be removed with the proposed development. Stormwater management measures for the development will be provided via underground detention. Approximately 220 linear feet of six-foot wide underground pipes are proposed in the south eastern portion of the site below the travel aisle. The proposed underground detention will reduce the post-developed flow to less than or equal to the pre-developed flow per the requirements of the Public Facilities Manual (PFM).

Best Management Practices (BMPs) for the proposed development will be provided via a stormfilter unit designed to provide a minimum of 40% phosphorous removal.

While the application provides an outfall narrative that indicates that adequate outfall will exist with the proposed development, the description of the adequacy of the pipe system that outfall from the site will flow to, has not been provided. The adequacy of the referenced pipe system and justification for the drainage diversion will be required at the site plan stage.

Transportation Generated Noise

The subject property is located on the northwest corner of intersection of Richmond Highway and Woodlawn Court. The proposed hotel will be located within 120 feet of the centerline of Richmond Highway. Therefore, the proposed hotel structure will be impacted by traffic noise. Like residential development, hotels are noise sensitive uses. The Policy Plan of the Comprehensive Plan states that new development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation.

In order to mitigate potential transportation noise impacts for the proposed hotel, the applicant has proffered to submit a noise analysis at final site plan review, based on final site grades and future traffic volumes on Richmond Highway, subject to review and approval by DPWES. The proffer further states that in order to reduce interior noise to a level of approximately DNL 45 dBA within a highway noise impact zone of DNL 65-70 dBA, construction materials and techniques shall be used so as to achieve an STC of at least 39 for exterior walls. Doors and glazing shall have a laboratory STC rating of at least 28 and if glazing constitutes more than 20 percent (20%) of any façade, they shall have the same STC ratings as walls. Measures to seal and caulk between surfaces shall follow methods approved by the American Society of Testing and Materials to minimize sound transmission. With the implementation of this proffer, this issue will be resolved.

Countywide Trails Plan

The Countywide Trails Plan Map depicts a major paved trail (defined as asphalt or concrete, eight feet or more in width) and an on-road bike route on the north side of Richmond Highway adjacent to the application property. The Comprehensive Plan language in the Policy Plan's Transportation section recommends a minimum 9-foot-wide trail along Richmond Highway and no bike route, which supersedes the trail plan recommendation for this highway.

The application depicts a proposed 10-foot-wide major trail and no bike route, therefore there are no issues related to the Countywide Trails Plan with this application.

Transportation Analysis (Appendix 9)

Fairfax County Department of Transportation (FCDOT) staff has reviewed revised materials and prepared the following transportation analysis based on those materials.

FCDOT staff noted that the applicant has made the following provisions as recommended by FCDOT and/or the Virginia Department of Transportation (VDOT):

- A proffered commitment to dedicate 88-feet of right-of-way from the centerline of Richmond Highway (Route 1) at the time of site plan approval, or upon demand by either Fairfax County or VDOT, whichever occurs first
- A proffered commitment to provide streetscape improvements in harmony with the Comprehensive Plan along Richmond Highway, including a 10-foot wide asphalt trail
- A proffered commitment to provide a public access easement over the parking lot from Woodlawn Court to the connection from the subject property's parking lot to the adjacent service road to the west
- Provide for future interparcel access to the adjacent property to the west when Richmond Highway is widened in accordance with the Comprehensive Plan and the service road is removed, and
- A proffered commitment to construct full pavement section with curb and gutter along Woodlawn Court.

In addition the recommendations above, which were addressed, FCDOT staff noted that VDOT determined that a left turn lane should be provided along northbound Richmond Highway at its intersection with Woodlawn Court, and at the very least a turn lane warrant study be provided to VDOT that demonstrates that a left turn lane is not required.

The applicant has agreed to provide a warrant study to VDOT, however such studies are required to be conducted during the school year and the applicant was unable to conduct a study before the end of the most recent school year. Therefore the applicant has proffered to submit a warrant study within 90 days of the Board of Supervisors approval of this application (when school is in session) and if the study determines that a left turn lane is warranted, the applicant shall construct the left lane to VDOT specifications.

Modification of minimum travel aisle width requirement

The applicant has requested a modification of the minimum travel-aisle width requirement of 23 feet, to permit a 22-foot wide travel aisle along the west side of the proposed hotel. The applicant contends that due to a four-foot high retaining wall to be provided along the western boundary of the site, there is not sufficient room to allow for a 23-foot wide travel aisle. FCDOT staff reviewed the applicants request and informed staff that the 23-foot wide travel aisle is required when the parking space stalls are 18 feet deep. A reduced travel aisle, a minimum of 20 feet wide can be provided when the parking space stalls are 22 feet deep, pending approval of the Fire Marshal's Office. Based on the current site design proposed, there is not sufficient area to provide parking stalls that are 22 feet deep and a 20 foot wide travel way. Therefore, staff does not object to a modification of the minimum travel width requirement.

Waiver of road frontage improvements along the Richmond Highway frontage of the site:

The applicant has requested a waiver of the construction of road frontage improvements along the Richmond Highway frontage of the site. The applicant is providing streetscape improvements along that portion of the site and has proffered to dedicate the needed amount of right-of-way to allow the improvements to be constructed in the future.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The proposed application meets the C-8 District Zoning Ordinance standards except for those for which the applicant has requested waivers or modifications.

Bulk Standards (C-8 Zoning, HCD, CRD)		
Standard	Required	Proposed
Lot Size	40,000 sq. ft.	87,356 SF (2.0 acres)
Lot Width	200 feet	200 feet
Building Height	50 feet	57 feet 6 inches *
Front Yard (Rt. 1)	20 feet (per CRD)	31.8 feet
Front Yard (Woodlawn Court)	20 feet (per CRD)	68.6 feet
Side Yard	N/A	48.4 feet
Rear Yard (North)	20 feet	103.6 feet
FAR	0.50	0.62 *
Open Space	15%	22%
Tree Cover	10%	20.12%
Parking Spaces	1 per rental unit = 92 $\frac{4}{50} \text{ (rental unit)} \times 4 \times 1.84 = 7.36$ Total 99 (.20) = 80**	92 spaces
Loading Spaces	2 spaces	2 spaces
Transitional Screening		
North (R-2)	TS 2 – 35 feet	TS 2 - 35 feet
East (C-6)	N/A	N/A
South (PDH-5)	TS 2 – 35 ft.	None provided *
South (C-8)	N/A	N/A
West (C-6)	N/A	N/A

Bulk Standards (C-8 Zoning, HCD, CRD)		
Standard	Required	Proposed
Barrier		
North (R-2)	D, F, or E	6-foot high solid wood fence
East (C-6)	N/A	N/A
South (PDH-5)	D, F, or E	None provided *
South (C-8)	N/A	N/A
West (C-6)	N/A	N/A
*Waiver Requested		
** Automatic 20% minimum parking reduction per Richmond Highway CRD		

OTHER ZONING ORDINANCE REQUIREMENTS

Special Exception Requirements (See Appendix 14)

General Special Exception Standards (Sect. 9-006)

Provisions for Approving an Increase in Building Heights (Sect. 9-607)

Increase in FAR (Sect. 9-618)

Sect. 9-006 General Standards

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, staff has concluded the proposed hotel is in harmony with the land use recommendations of the Comprehensive Plan. The proposed hotel is consistent with Comprehensive Plan conditions for hotel use in the subject land unit.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. Staff has concluded that the purpose and intent of the C-8 District has been satisfied because the proposed hotel is consistent with the purpose of the C-6 District to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile; minimize interference with through traffic movements and insure a high standard in site layout, design and landscaping. Additionally, the application is in harmony with the recommendations for the Richmond Highway CRD by providing urban design measures including streetscape and landscaping, which are consistent with the recommendations for the CBC.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of adjacent properties. The proposed hotel is shown to be oriented close to the Richmond Highway frontage of the site. Commercial uses are adjacent to the property to the east and west. The hotel will be approximately 103 feet from the northern property line, which abuts residential development and a 35-foot wide

transitional screening area is proposed along that boundary. Staff believes that this standard has been met.

Par. 4 states that pedestrian and vehicular traffic associated with the use not be hazardous or conflict with existing or anticipated traffic in the neighborhood. As discussed previously, the application proposes two vehicular access points to the proposed hotel from Woodlawn Court, as well as via interparcel access connections to the existing service drive along the southern boundary of the adjacent Woodlawn Shopping Center located to the west of the subject property. Future interparcel access is shown to be provided to that same property, when the existing service drive is removed. In addition, the application proposes a 10-foot wide asphalt trail along the Richmond highway frontage of the site and a five-foot wide concrete sidewalk along the Woodlawn Court frontage of the site. Internal pedestrian access will be provided via a walkway from Woodlawn Court to the entrance to the hotel. Staff has concluded that the pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic in the neighborhood, therefore, this standard has been satisfied.

Par. 5 addresses the requirements of Article 13, Landscaping and Screening. A 35-foot wide landscaped transitional screening area is proposed along the northern boundary of the site to buffer the proposed hotel from the residential properties to the north. Trees are shown to be planted along the eastern and southern boundaries of the site and 58 shrubs are shown to be provided along the western boundary of the site. A total of 22% open space is shown to be provided. In addition streetscape landscaping is proposed along the frontages of the site. Staff has concluded that the proposed landscaping meets the streetscape requirements for the Richmond Highway CRD, and that this standard has been satisfied.

Par. 6 requires that open space be provided as required in the zoning district. As noted on the Bulk Standards chart above, the proposal meets the minimum open space requirement of the C-8 District.

Par. 7 addresses the adequate provision of utilities, drainage, parking and loading at the site. Adequate utilities, drainage, and parking requirements have been met with this application. The stormwater management measures are proposed to be met via approximately 220 linear feet of six-foot diameter underground pipes, shown to be provided under the parking lot travel aisle in the southeastern portion of the site. A stormfilter unit in this same area, is proposed to meet the water quality requirements for the site, providing 46.85% phosphorus removal. The applicant has requested a parking space reduction pursuant to Sect. A7-509 of the Zoning Ordinance, which states that the minimum off-street parking requirements for any non-residential uses may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Commercial Revitalization District as set forth in the adopted comprehensive plan. With the provision described, staff concludes that this standard has been satisfied.

Par. 8 states that all signs are regulated by the provisions of Article 12, Signs. The applicant has proffered that all signage on the site will be in accordance with Article 12 of the Zoning Ordinance; therefore this standard has been satisfied.

Sect. 9-607 Provisions for Approving an Increase in Building Heights

In the C-8 District, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan. As previously discussed the proposed development is in harmony with the Comprehensive Plan recommendations for the site in terms of use and intensity.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands. The proposed building is oriented close to the Richmond Highway frontage of the site and commercial uses abut the property to the east and west. The building is located approximately 103 feet from the northern property line, which abuts residential development and a 35-foot wide transitional screening area is proposed along that boundary. Staff believes that the proposed height will not be detrimental to the character and development of adjacent properties.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

Sect. 9-618 Increase in FAR

The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-8 District, in accordance with the maximum FAR set forth in the respective zoning district. This proposal to increase the FAR to 0.62 is below the way of .70 allowed by SE in the C-8 District and below the max intensity recommendations of the Comprehensive Plan.

Waivers/Modifications:**Waiver of the transitional screening and barrier requirements along the southern property boundary:**

Pursuant to Article 13 of the Zoning Ordinance, Transitional screening 2 (35 foot wide unbroken landscaped strip) and Barrier D, E, or F are required along the southern property boundary. However, the southern property boundary abuts Richmond Highway and transitional screening and a barrier along the portion of the property would preclude the applicant from providing the streetscape measures identified in the Comprehensive Plan and would not be in conformance with the Urban Design Guidelines of the Plan. Therefore, staff has no objections to the waiver of the transitional screening and barrier requirements along the southern property boundary in favor of the provision of streetscape as shown on the GDP/SE Plat, and in conformance with Comprehensive Plan recommendations.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes the proposal is in conformance with the Comprehensive Plan guidelines for the subject property and the applicable Zoning Ordinance standards.

Recommendations

Staff recommends approval of RZ 2012-MV-001, subject to the draft proffers contained in Appendix 1.

Staff recommends approval of SE 2012-MV-001, subject to the draft development contained in Appendix 2.

Staff recommends approval of the waiver of the transitional screening and barrier requirements along the southern property boundary in favor of that depicted on the GDP/SE Plat.

Staff recommends approval of the waiver of construction road frontage improvements along the Richmond Highway frontage of the site.

Staff recommends approval of the service drive waiver along Richmond Highway in favor of the interparcel connections shown on the GDP/SE Plat.

Staff recommends approval of the modification of the tree-planting requirement along the western property line.

Staff recommends approval of the modification of minimum travel-aisle width requirement.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Draft Proffers
2. Draft Development Conditions
3. Affidavit
4. Statement of Justification
5. RZ 2007-MV-004 Proffers and Plans
6. Land Use and Environmental Analysis
7. Office of Community Revitalization Analysis
8. Stormwater Management Analysis
9. Transportation Analysis
10. Urban Forest Management Analysis
11. Park Authority Analysis
12. Fire and Rescue Analysis
13. Water Authority Analysis
14. Applicable Zoning Ordinance Standards
15. Glossary

PROFFERS

RZ 2012-MV-001

June 15, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Woodlawn Hospitality, LLC (hereinafter referred to as the "**Applicant**"), for itself, its successors and assigns in RZ 2012-MV-001, filed for property identified as Tax Map reference 101-3 ((1)) 96 (hereinafter referred to as the "**Application Property**") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the C-8 District in conjunction with a Generalized Development Plan (GDP) for hotel.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "**Zoning Ordinance**"), development of the Application Property for use as an eating establishment shall be in substantial conformance with the GDP, consisting of seven (7) sheets prepared by Bohler Engineering, dated July 28, 2011, and revised through June 15, 2012.
- b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout and building footprint at the time of site plan submission based on final engineering and utility locations, provided that the changes are in substantial conformance with the GDP, and there is not substantial decrease to the amount of open space, setbacks, or distances to peripheral lot lines as dimensioned on the GDP.
- c. The architecture and building materials and colors of the building shall be in substantial conformance with Sheet 6 of 6 of the GDP entitled "Exterior Building Elevations".
- d. Maximum building height shall not exceed 57 feet 6 inches to the top of the parapet. Maximum Floor Area Ratio shall be 0.62.

2. CLEARING AND GRADING

- a. The Applicant shall generally conform to the limits of clearing and grading as shown on the GDP, subject to minor modifications as may be required for the installation of fences, utilities and/or trails as determined necessary by the Department of Public Works and Environmental Services (DPWES). If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by DPWES.
- b. Applicant shall remove invasive vegetation such as English Ivy from the 35 foot wide transitional screening yard at the rear of the Property.

3. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

The Applicant shall implement stormwater management (SWM) and Best Management Practices (BMP) techniques to control the quantity and quality of stormwater runoff from the Application Property in accordance with the standards of the Fairfax County Public Facilities Manual (PFM) as determined by DPWES and in substantial conformance with the GDP. The Applicant shall provide an underground SWM facility as depicted in the general locations shown on the GDP and in accordance with the requirements of the Chesapeake Bay Preservation Ordinance, as determined by DPWES.

4. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VSOT) and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of eighty-eight (88) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the GDP. Dedication shall be made at time of site plan approval, or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct 10' wide concrete trail frontage improvements to Richmond Highway and a 5' wide concrete sidewalk along Woodlawn Court as shown on the GDP. Said frontage improvements shall be constructed concurrently with the development of the Application Property.

c. Prior to site plan approval, an interparcel access easement shall be provided along the western property line of the Subject Property as generally shown on the GDP. The final location of the interparcel access shall be determined at time of site plan approval. Said easement shall be in a form as reviewed and approved by the Fairfax County Attorney's Office and recorded among the Fairfax County Land Records. The Applicant shall cooperate, at no cost, with the relocation of said easement, if necessary, upon redevelopment of the adjacent property identified among the Fairfax County tax map records as 109-2 ((1)) 24. The final location of the easement shall not interfere with the Applicant's established traffic circulation pattern.

d. Prior to site plan approval, a public access easement shall be provided from Woodlawn Court through the internal travel aisles to the inter parcel access.

e. Within 90 days of Board of Supervisors approval of this rezoning application the Applicant shall conduct a Warrant Study on the need for a left turn lane on Richmond Highway onto Woodlawn Court. If the Warrant Study determines that a left turn lane is generated by the hotel, the Applicant shall construct the lane to VDOT specifications, as determined by VDOT. If the study determines that the lane is not needed then the Applicant shall be relieved of this obligation.

f. Subject to VDOT and DPWES approval, the Applicant shall construct a travel aisle connector to the Richmond Highway service drive as shown on the GDP. At such time that the ultimate widening of Richmond Highway occurs and the service drive connection is closed, the Applicant shall construct the remaining segment of the 10 foot wide concrete trail to the property line.

5. STREETSCAPE

a. The Applicant shall install a streetscape consisting of landscaping and a 10 foot wide trail along the Application Property's Richmond Highway frontage as shown on the GDP. The Applicant shall coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT.

b. Prior to site plan approval, the Applicant shall enter into a license agreement with Fairfax County and/or VDOT, as may be necessary, to permit landscaping to be maintained in the area to be dedicated along the Application Property's Richmond Highway frontage, as specified in Proffer 4.a above and as shown on the GDP.

c. The Applicant shall install a streetscape consisting of landscaping and a 5 foot concrete sidewalk along the Application Property's Woodlawn Court frontage as shown on the GDP. The Applicant shall coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT.

6. GREEN BUILDING PRACTICES

a. Prior to the building plan approval, the applicant will submit, to the Environment and Development Review Branch (EDRB) of DPZ, documentation from the U.S. Green Building Council (USGBC) demonstrating the applicant's enrollment in the Leadership in Energy and Environmental Design (LEED) Portfolio/Volume Program. Prior to the issuance of the building permit, the applicant will provide documentation that the proposed project is pre-registered with the LEED Portfolio/Volume Program. Prior to release of the bond for the project, the applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the building.

b. As an alternative to the actions outlined in the above paragraph, or if the applicant is unable to provide documentation confirming both the applicant's enrollment in, and the specific project's pre-registration in the LEED Portfolio/Volume, the applicant will execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/square foot). This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version of the USGBC's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

c. If the applicant provides to the EDRB, within 18 months of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

d. If the applicant fails to provide, within 18 months of issuance of the final RUP/non-RUP for the building, documentation to the EDRB demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

e. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

7. LIGHTING

a. Any outdoor lighting shall be of full cutoff type and otherwise meet the performance standards of Part 9 of Article 14 of the Zoning Ordinance.

b. The maximum height of parking lot lighting shall be 12 feet.

8. SIGNS

All signs located on the Application Property shall comply with the requirements of Article 12 of the Zoning Ordinance.

9. NOISE ATTENUATION

a. Prior to final site plan approval, the Applicant shall submit a noise analysis based on final site grades and future traffic volumes on Richmond Highway to DPWES for review and approval in accordance with the established guidelines for noise analysis at time of rezoning approval. In order to reduce interior noise to a level of approximately DNL 45 dBA within a highway noise impact zone of DNL 65-70 dBA, the Applicant shall employ the following acoustical treatment measures:

i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

ii. Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.

iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

Prior to the issuance of building permits, the Applicant reserves the right to pursue other methods of mitigating noise impacts that can be demonstrated through an independent noise study, as reviewed and approved by DPWES after consultation with DPZ, that these methods will be effective in reducing interior noise levels to DNL 45 dBA Ldn or less. Should the highway noise impact zone exceed DNL 70 dBA, the Applicant shall employ additional treatment measures as approved by DPWES to achieve an interior noise level of approximately DNL 45 dBA.

10. SHUTTLE SERVICE

The Applicant shall make available upon hotel guest request shuttle service to and from the hotel to Fort Belvoir, Metro and local points of interest.

11. ARCHAEOLOGICAL STUDY

a. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archeological investigation of the Property to identify and evaluate archeological resources that are predicted to be present on the Property. Prior to initiation of such study, the Applicant shall meet with the Cultural Resource Management & Protection Section of the Fairfax County Park Authority ("CRMPS") to determine the methodology to be used in the study. Such approved methodology shall be used by the consultant. A minimum of a month prior to commencement of the field work portion of the study, the Applicant shall notify CRMPS, and CRMPS staff shall be permitted to make field visits to observe work in progress. Upon completion of field work, a field meeting shall be held with CRMPS on-site to review the finds and for CRMPS to make recommendations for future study if necessary. Once submitted, review of the findings of the Phase I by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

b. If significant archaeological resources are discovered, as determined by CRMPS, CRMPS shall notify the Applicant in writing within thirty (30) days of the on-site meeting. A research design for a Phase II study shall be prepared in consultation with CRMPS, including methodology. Upon completion of such Phase II study, an archeological technical report shall be prepared per Federal and Virginia guidelines. Any artifacts, photographs, field notes or other documentation shall be contributed to CRMPS for curation with intent that such artifacts will be available for exhibit in the Springfield area. Submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval or of demolition of the existing structures. Once submitted, review of the findings of the Phase II by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval. Once submitted, review of the findings of the Phase III by CRMPS shall in no way inhibit review and processing of any site plan, building permit or otherwise limit development of the Property.

WOODLAWN HOSPITALITY, LLC

By: _____
Amit N. Patel, Manager

PROPOSED DEVELOPMENT CONDITIONS

SE 2012-MV-001

July 6, 2012

If it is the intent of the Board of Supervisors to approve SE 2012-MV-001 for a hotel with an increase in building height and increase in FAR, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous conditions.

1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Baywood Hotels" consisting of six sheets prepared by prepared by Bohler Engineering dated July 28, 2011, as revised through June 15, 2012.
2. A checklist of anticipated green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, DPZ prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP for the hotel use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

114851

in Application No.(s): RZ 2012-MV-001
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
• Woodlawn Hospitality, LLC	17005 Dumfries Rd Dumfries, VA 22026	Applicant/Title Owner
Jayesh B. Patel, Amit N. Patel, Kurt Blorstad		Agents
• Tramonte, Yeonas, Roberts & Martin PLLC	8221 Old Courthouse Rd #300 Vienna, VA 22182	Attorneys/Agents
Keith C. Martin		Attorney/Agent
• Bohler Engineering VA, LLC	22630 Davis Dr. Suite 200 Sterling, VA 20164	Engineers/Agents
Daniel M. Duke		Agent

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114851

for Application No. (s): RZ 2012 - mv - 001
(enter County-assigned application number(s))

- 1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Woodlawn Hospitality, LLC
17005 Dumfries Rd
Dumfries, VA 22026

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Amit N. Patel- Managing Member
Jayesh B. Patel- Member
Vikash K. Patel- Member
Vinodbhai B. Patel- Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)DATE: March 22, 2012
(enter date affidavit is notarized)

114851

for Application No. (s): RZ 2012-MV-001
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Tramonte, Yeonas, Roberts & Martin PLLC
8221 Old Courthouse Rd #300
Vienna, VA 22182**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Bohler Engineering VA, LLC
22630 Davis Dr. Suite 200
Sterling, VA 20164**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Adam J. Volanth
Daniel M. Duke
Mark R. Joyce**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114851

for Application No. (s): R2 2012 - MV - 001
(enter County-assigned application number(s))

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114851

for Application No. (s): RZ 2012-MV-001
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114851

for Application No. (s): RZ 2012 - MV - 001
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Keith C. Martin

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22nd day of March, 2012, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 1-31-2014

Notary Public



SPECIAL EXCEPTION AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
 ☒ applicant's authorized agent listed in Par. 1(a) below

114849

in Application No.(s): SE 2012-MV-001
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Woodlawn Hospitality, LLC	17005 Dumfries Rd Dumfries, VA 22026	Applicant/Title Owner
Jayesh B. Patel, Amit N. Patel, Kurt Blorstad		Agents
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8221 Old Courthouse RD #300 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
Bohler Engineering VA, LLC Daniel M. Duke	22630 Davis Dr. Suite 200 Sterling, VA 20164	Engineers/Agents Agent

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114849

for Application No. (s): SE 2012-MV-001
(enter County-assigned application number(s))

- 1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Woodlawn Hospitality, LLC
17005 Dumfries Rd
Dumfries, VA 22026

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Amit N. Patel-Managing Member
Jayesh B. Patel- Member
Vikash K. Patel- Member
Vinodbhai B. Patel- Member

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: March 22, 2012
(enter date affidavit is notarized)

114849

for Application No. (s): SE 2012-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tramonte, Yeonas, Roberts & Martin PLLC
8221 Old Courthouse Rd #300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bohler Engineering VA, LLC
22630 Davis Dr. Suite 200
Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 22, 2012
 (enter date affidavit is notarized)

114849

for Application No. (s): SE 2012-MV-001
 (enter County-assigned application number(s))

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114849

for Application No. (s): SE 2012-MV-001
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)
None.

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2012-MV-001
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 22, 2012
(enter date affidavit is notarized)

114849

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Keith C. Martin, Agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 22nd day of March, 2012, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 1-31-2014

Notary Public



TRAMONTE, YEONAS, ROBERTS & ASSOCIATES, PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8221 OLD COURTHOUSE ROAD, SUITE 300
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

RECEIVED
Department of Planning & Zoning

DEC 02 2011

November 18, 2011

Zoning Enforcement Division

Ms. Barbara Berlin
Dept. of Planning & Zoning
12055 Govt. Center Pky., Suite-801
Fairfax, VA 22035

Re: Rezoning Application to Rezone Property
Identified as Tax Map 101-3((1)) 96 ("Subject Property") from C-6, CRD and HC
to C-8, CRD and HC and Special Exception Application for Increase in Building
Height and FAR
Applicant: Woodlawn Hospitality, LLC

Dear Ms. Berlin:

The following is a revised statement of justification for the above referenced Rezoning and Special Exception Applications. The Subject Property consists of 2.0 acres and is located in the Northwest quadrant of the intersection of Richmond Highway and Woodlawn Court. The Applicant proposes to develop on 53,536 square foot hotel (92 rooms) which equates to a 0.61 FAR. Therefore, a Special Exception to increase the FAR over the C-8 District 0.5 maximum is required. The 4 story building measures 46 feet 11 inches to the roof line, but is 57 feet 6 inches to the top of the parapet. Therefore, a Special Exception or the increase in building height over the C-8 District maximum height of 50 feet is required. The 20' right of way recorded in Deed Book Y-11 at Page 444 was a private right of way granted appurtenant to this property. Therefore, the title owner as beneficiary of the right of way has the authority to vacate it at any time. The Applicant is executing the Deed of Vacations which will be recorded shortly.

The proposed development meets all of the Bulk Requirements of the C-8 District. The building has front yard setbacks of 42.5 feet along Richmond Highway and 69.3 feet along Woodlawn Court and has a side yard setback of 48.8 feet and a rear yard of 93.1 feet. The building meets the angle of bulk plan requirements measurement from the existing Richmond Highway right-of-way, but requires the Director's 20% modification from the proposed right-of-way dedication line. 92 parking spaces are provided along with 22% open space. A modification to the transitional screening requirements is requested for the rear yard to allow a 12 foot yard and a 7 foot high masonry barrier.

It is submitted that the applications are in substantial conformance with the recommendations of the Comprehensive Plan. The Subject Property is discussed in Sub-Unit A-2 of the Richmond Highway Corridor of the Area IV Plan. The Plan recommends development up to a 0.7 FAR. The proposal meets the outlined conditions for development:

- Building will be designed to meet LEED Silver.
- Dedication of Right-of-Way for Planned Richmond Highway improvements.
- Access points are consolidated along Woodlawn Court.
- Removal of large parking expanses along Richmond Highway.
- Orientation of the building toward Richmond Highway.

The following is a description of the proposed use:

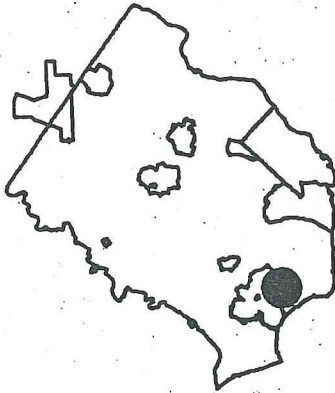
- A. Type of Operation – 92 room hotel.
- B. Hours of Operation – 24 hours a day.
- C. Estimated number of patrons at 100% occupancy – an average of 135 patrons.
- D. Proposed number of employees – maximum of 8 on site.
- E. Estimate of traffic impact, FCDOT has determined that the traffic generation does not meet the threshold to require a 527 Study. 48 a.m. peak hour; 57 p.m. peak hour; 760 ADT.
- F. Vicinity to be served – Fort Belvoir area, tourists.
- G. Description of building facade - predominately brick.
- H. No hazardous substances stored on site.
- I. Proposed use conforms to all applicable standards.

Very truly yours,



Keith C. Martin

cc: Kurt Blorstad

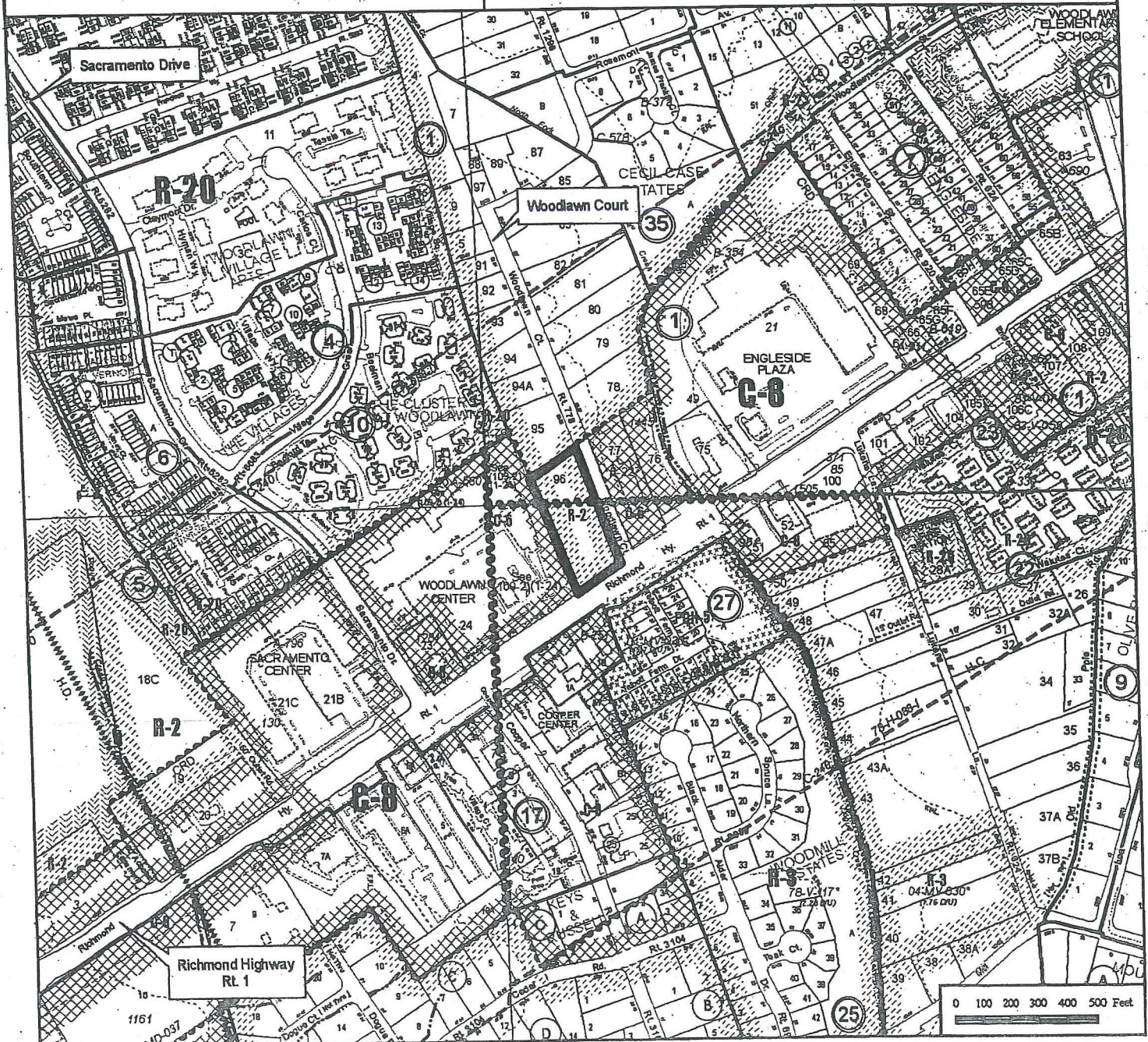
Rezoning Application**RZ 2007-MV-004**

Applicant:
Accepted:
Proposed:
Area:
Zoning Dist Sect:
Located:

BADCO, LLC D/B/A DAKS RESTAURANT
02/14/2007
COMMERCIAL DEVELOPMENT
2 AC OF LAND; DISTRICT - MOUNT VERNON
NORTHWEST QUADRANT OF THE INTERSECTION
OF RICHMOND HIGHWAY AND WOODLAWN COURT

Zoning:
Overlay Dist:
Map Ref Num:

FROM R- 2 TO C- 6
CRD HC
101-3- /01/ /0096





County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 6, 2007

Jason B. Heinberg
Walsh, Colucci, Lubeley, Emrich & Walsh P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2007-MV-004

Dear Mr. Heinberg:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 4, 2007, granting Rezoning Application RZ 2007-MV-004 in the name of Badco, LLC D/B/A Daks Restaurant. The Board's action rezones certain property in the Mount Vernon District from R-2, CRD, and HC Districts to the C-6, CRD, and HC Districts and permits commercial development with an overall Floor Area Ratio (FAR) of 0.14. The subject property is located in the northwest quadrant of the intersection of Richmond Highway and Woodlawn Court on approximately 2.0 acres of land [Tax Map101-3 ((1)) 96], and is subject to the proffers dated June 4, 2007.

The Board also:

- **Waived the service drive requirement along Richmond Highway.**
- **Modified the barrier requirement along the northern property boundary, in favor of that depicted on the Generalized Development Plan (GDP).**
- **Waived the transitional screening and barrier requirements along the southern property boundary, in favor of the streetscape shown on the GDP.**

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP(A) 2007-LE-009 on May 30, 2007, subject to the Board's approval of Rezoning Application RZ 2007-LE-009.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

PROFFERS

RZ 2007-MV-004

June 4, 2007

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, BADCO, LLC d/b/a DAKS Restaurant (hereinafter referred to as the "Applicant"), for itself, its successors and assigns in RZ 2007-MV-004, filed for property identified as Tax Map reference 101-3 ((1)) 96 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the C-6 District in conjunction with a Generalized Development Plan (GDP) for an eating establishment.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property for use as an eating establishment shall be in substantial conformance with the GDP, entitled "DAKS Restaurant/Woodlawn Court" consisting of seven (7) sheets prepared by Dewberry and Davis, LLC, dated February 5, 2007, and revised through May 18, 2007.
- b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout and building footprint at the time of site plan submission based on final engineering and utility locations, provided that the changes are in substantial conformance with the GDP, and there is no substantial decrease to the amount of open space, setbacks, or distances to peripheral lot lines as dimensioned on the GDP.
- c. The Applicant shall provide written notification to the Mount Vernon District Supervisor's office of any proffer interpretation request submitted to the Zoning Administrator pursuant to Proffer 1.b. concurrent with the submission of such request. Said notification shall include a copy of the request.

2. CLEARING AND GRADING

The Applicant shall generally conform to the limits of clearing and grading as shown on the GDP, subject to minor modifications as may be required for the installation of fences, utilities and/or trails as determined necessary by the Department of Public Works and Environmental Services (DPWES). If it is determined necessary to install fences, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by DPWES.

- b. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Woodlawn Court measuring approximately thirteen (13) feet from the centerline to the face of curb as shown on the GDP. Said frontage improvements shall be constructed concurrently with the development of the Application Property.
- c. Prior to site plan approval, the Applicant shall record a public access easement to the benefit of Fairfax County over the parking lot and connection to the service drive west of the Application Property as shown on the GDP. Said easement shall be in a form as reviewed and approved by the Fairfax County Attorney's office and recorded among the Fairfax County Land Records.
- d. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
- e. Prior to site plan approval, an interparcel access easement shall be provided along the western property line of the Subject Property as generally shown on the GDP. The final location of the interparcel access shall be determined at time of site plan approval. Said easement shall be in a form as reviewed and approved by the Fairfax County Attorney's office and recorded among the Fairfax County Land Records. The Applicant shall cooperate, at no cost, with the relocation of said easement, if necessary, upon redevelopment of the adjacent property identified among the Fairfax County tax map records as 109-2 ((1)) 24. The final location of the easement shall not interfere with the Applicant's established traffic circulation pattern.

6. STREETSCAPE

- a. The Applicant shall install a streetscape consisting of landscaping and a trail along the Application Property's Richmond Highway frontage as shown on the GDP. Modifications to the trail location as shown on the GDP shall be permitted to preserve existing vegetation. The Applicant shall coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT.
- b. Prior to site plan approval, the Applicant shall enter into a license agreement with Fairfax County and/or VDOT, as may be necessary, to permit landscaping to be maintained in the area to be dedicated along the Application Property's Richmond Highway frontage, as specified in Proffer 5.a and as shown on the GDP.
- c. The Applicant shall install a streetscape consisting of landscaping and a trail along the Application Property's Woodlawn Court frontage as shown on the GDP. Modifications to the trail location as shown on the GDP shall be permitted to preserve existing vegetation. The Applicant shall coordinate the plant selection and installation of the proposed streetscape with UFM, DPWES and VDOT.

11. HERITAGE RESOURCES

Prior to site plan approval, the Applicant shall provide one (1) copy of a Phase I Archaeology Survey of the Application Property to the Park Authority Resource Management Division within thirty (30) days of the study or survey completion. If potentially significant archaeological resources are discovered, Phase II testing and Phase III data recovery shall be performed by the Applicant as may be recommended by the Park Authority Resource Management Division. Copies of subsequent studies shall also be forwarded to the Park Authority Resource Management Division within thirty (30) days of the study or survey completion.

12. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

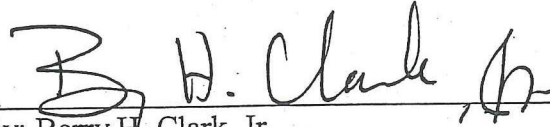
13. MISCELLANEOUS

These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

Applicant/Contract Purchaser of Tax Map 101-3 ((1)) 96

BADCO, LLC D/B/A DAKS RESTAURANT

A handwritten signature in cursive script, appearing to read "B. H. Clark, Jr.", written over a horizontal line.

By: Barry H. Clark, Jr.
Its: Member/Manager

A handwritten signature in cursive script, appearing to read "David J. Giampietro", written over a horizontal line.

By: David J. Giampietro
Its: Member/Manager

[SIGNATURES END]



County of Fairfax, Virginia

MEMORANDUM

DATE: June 25, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PNH*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2012-MV-001
SE 2012-MV-001
Woodlawn Hospitality

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through June 15, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 2-acre subject property is located at the intersection of Woodlawn Court and Richmond Highway. The applicant is proposing a 4-story hotel at this location. The applicant is requesting a rezoning from the C-6 to the C-8 district with a special exception to permit an increase in building height to 46 feet, 11 inches at the roof and 57 feet, 6 inches at the roof. The proposed building will be 53,887 square feet resulting in a floor area ratio (FAR) of 0.62. The proposed hotel would have 92 guest rooms with 92 parking spaces. The resulting development would include 22% open space.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in a portion of the Richmond Highway Commercial Revitalization District (CRD). Properties to the northwest, southwest and northeast are all commercially zoned properties. The properties on the south side of Richmond Highway, opposite the proposed development, are zoned PDH-5. Residential properties zoned R-2 are located immediately north of the subject property.

Department of Planning and Zoning
Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, Richmond Highway Corridor, Woodlawn Community Business Center, as amended through June 21, 2011, pages 68 and 69:

“Sub-unit A-2

This sub-unit primarily consists of the Woodlawn Shopping Center and other strip commercial uses located on the west side of Richmond Highway south of Woodlawn Court and is planned for community-serving retail use up to .35 FAR. This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-2 is planned for primarily office, with hotel and/or retail, mixed-use up to .70 FAR if the following conditions are met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;
- Buildings are designed to meet the criteria for LEED Silver green building certification;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, are provided;
- Access points are consolidated and an efficient internal circulation system is provided;
- Provision of substantial buffering and screening adjacent to residential and other existing uses;
- Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and adjacent developments;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services; and
- Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide.”

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources.
 Protect and restore the ecological integrity of streams in Fairfax County. .**

..

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 11, the Plan states:

“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

- Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.
- Policy b: Reduce noise impacts in areas of existing development.”

COMPREHENSIVE PLAN MAP: Retail and other uses

LAND USE ANALYSIS

The subject property is planned for retail and other uses. The applicant is proposing a C-8 zoning and is also requesting a special exception for an increase in building height of 46 feet, 11 inches at the roof and 57 feet, 6 inches at the parapet. The proposed hotel use is specifically noted as one of the recommended uses for this Sub-unit of the Woodlawn CBC. The Plan recommends a floor area ratio (FAR) of up to .70 under specified conditions, while the applicant is proposing an FAR of 0.61. Ninety-two (92) proposed parking spaces for the hotel will meet the minimum required with a permitted parking reduction in the Commercial Revitalization District (CRD). Consistent with the Plan condition calling for the provision of substantial buffering and screening, the applicant has modified the original development concept to provide full screening and barrier requirements to the adjacent residential properties. The applicant has

also agreed to provide measures to meet most of the streetscape and landscaping expectations for Richmond Highway and Woodlawn Court. Full-frontage improvements for Richmond Highway will be deferred. A 10-foot trail will be provided along the property frontage in compliance with recommendation from the Virginia Department of Transportation (VDOT). The applicant has agreed to dedicate right-of-way for Richmond Highway at the time of site plan approval. The applicant has also agreed to establish an inter-parcel access easement along the western property line. Based on the information provided with the current plans and proffers, staff feels that the proposal is in general conformance with the land use recommendations of the Comprehensive Plan for the subject property.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The statement of justification from the applicant notes that the "building will be designed to meet LEED Silver" and the applicant has also provided documentation demonstrating acceptance under the United States Green Building Council's (USGBC) Portfolio Program. The Portfolio Program is intended to serve as a means of pre-acceptance under various USGBC programs for standardized building designs. Site specific Comprehensive Plan text for the subject property recommends that buildings be designed to meet the criteria for LEED Silver green building certification. While the Portfolio Program provides a greater level of assurance that the applicant will meet or exceed the expectations to construct to a level required to achieve a minimum of LEED Certification, staff feels that the applicant should also provide a checklist of anticipated green building measures to demonstrate that the building will be designed to the LEED Silver level at the time of site plan submission. Staff feels that, subject to the provision of a green building checklist, the applicant has satisfied Plan guidance for green building measures.

Noise

The subject property fronts on Richmond Highway and will be impacted by traffic noise. The proposed hotel is considered a noise sensitive use. While staff does not anticipate traffic noise exceeding 75 dBA DNL, there is significant potential for noise levels to exceed 65 dBA DNL. As a result, staff has requested that the applicant provide measures to adequately shield interior portions of the proposed units to address potential noise impacts. The applicant has agreed to provide a noise analysis at the time of site plan submission. The applicant has also agreed to provide measure to ensure that interior noise does not exceed 45 dBA DNL in accordance with Comprehensive Plan guidance on traffic noise attenuation. Staff feels that this issue has been adequately addressed.

Tree Cover

The subject property is currently covered with fairly dense tree cover. The original concept for the proposed hotel and grounds resulted in the removal of much of this existing tree cover. One area of particular concern was the existing tree cover along the property's northern boundary where it abuts existing residential properties. These residential properties are anticipated to remain into the foreseeable future. Earlier versions of the proposed development included a request to modify the screening and barrier standards in this area in favor of a reduction. Subsequent revisions to this and other areas of the proposed development have resulted in a buffer which meets Zoning Ordinance standards in this area to include a substantial tree save and supplemental planting in this area to ensure adequate screening to the adjacent residential properties.

Water Quality

The applicant has provided a combination of measures intended to address runoff from the proposed development. These measures have been evaluated by staff in the Department of Public Works and Environmental Services (DPWES) and have been determined to be adequate. However, it should be noted that DPWES will ultimately determine the adequacy of proposed measures as part of the site plan review process.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: June 25, 2012

TO: Barbara C. Berlin, Director, Zoning Evaluation Division
Department of Planning & Zoning

FROM: *Barbara A. Byron*
Barbara A. Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: RZ 2012-MV-001/SE 2012-MV-001, Woodlawn Hospitality, LLC

The Office of Community Revitalization (OCR) has reviewed the above referenced Special Exception Plat/General Development Plan dated stamped as "Received Department of Planning and Zoning, June 19, 2012." Additionally, the applicant has submitted new proffers dated June 15, 2012.

The applicant is seeking a rezoning from the C-6 to C-8 District and a Special Exception to increase the FAR from a maximum of 0.5 to 0.61 and to increase the building height from a maximum of 50 feet to 57.6 feet. Additionally, the applicant is requesting a number of waivers with this plan.

In this submission the applicant has moved the building closer to the ultimate Richmond Highway right-of-way, which enables them to now provide the full 35 foot landscaped transitional screening along the rear property line; a significant improvement over the previous layout.

The applicant now commits to dedicating the specified right-of-way for future Richmond Highway roadway widening, not merely reserving it. Additionally, the applicant commits to providing the streetscape improvements for Richmond Highway, including the construction of a 10 foot trail and 12 foot landscape buffer between the parking lot and the trail, and a row of trees between the trail and the Richmond Highway future roadway. The applicant commits to enter into a license agreement with VDOT to permit the landscaping in the area of dedication to be maintained. The applicant should continue the trail to Woodlawn Court and provide access with handicap ramps at both ends, including where the trail intersects with the service road connection.

Finally, two waivers are being sought for issues concerning the western boundary of the property – one to reduce the western most drive aisle width from 23 to 22 feet and



another to eliminate the tree planting requirement of one tree per 50 LF within the four foot landscape strip along the western property line due to the presence of a required retaining wall. The applicant is proposing the planting of large evergreen shrubs in this location due to the limited width. While not ideal, this solution may be reasonable in order to accommodate redevelopment of a narrow site.

The rezoning application would allow for the development of a vacant site located in the Woodlawn CBC and Richmond Highway Commercial Revitalization District (CRD) and would provide an extended-stay hotel option on Richmond Highway – something currently absent along the corridor. Despite having a narrow site, the applicant has made a good attempt to better orient the building to the main road through signage and architectural treatments, and by placing the parking to the sides and rear of the property. Through the provision of the required Richmond Highway streetscape and full transitional screening along the rear property line, this development will enhance the appearance and economic viability of the area, while minimizing impacts to surrounding land uses.

Cc. St. Clair Williams, DPZ
OCR Files



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org



County of Fairfax, Virginia

MEMORANDUM

DATE: February 15, 2012

TO: St.Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2012-MV-001, Woodlawn Hospitality, Generalized Development Plan dated 19 January 2012, LDS Project #24850-ZONA-001-1, Tax Map #101-3-01-0096, Mount Vernon District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). A StormFilter facility is depicted on the plan.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). An underground detention facility is depicted on the plan.

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy of the pipe system is not a part of the statement (ZO 18-202.10.F(2)(c)). At the site plan stage, the drainage diversion must be justified (PFM 6-0202.2A).

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are under development. The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, SDID, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





County of Fairfax, Virginia

MEMORANDUM

DATE: April 2, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheave, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2012-MV-001)
3-5 (SE 2012-MV-001)

SUBJECT: Transportation Impact

REFERENCE: RZ 2012-MV-001 Woodlawn Hospitality, LLC – Baywood Hotels
Traffic Zone: 1552
Land Identification Map: 101-3 ((1)) 96

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated July 28, 2011, and revised through January 19, 2012. The applicant wishes to rezone the property from C-6 to C-8 and to apply for a special exception to increase the FAR and building height for a 92 room hotel.

- The applicant should provide right-of-way dedication 88-feet from the centerline of Route 1 at time of site plan approval, or upon demand by either Fairfax County or VDOT, whichever should occur first.
- Provide all, or at least some, of the streetscape improvements for Route 1 per the Comprehensive Plan.
- The applicant has requested a waiver of the size and material of the 10 ft. trail requirement. Trail waivers are reviewed by Chris Wells. However, the applicant should build the trail and a connection to it from the hotel to benefit any staff or guests who may wish to walk to the REX and Connector bus stops at Route 1 and Sacramento Drive/Cooper Road.
- The previously approved application (RZ 2007-MV-004) had a proffer (5.c.) to provide a public access easement over the parking lot from Woodlawn Court to a connection from the parking lot to the adjacent service road; this applicant should make such a connection also.

RZ 2012-MV-001

SE 2012-MV-001

April 2, 2012

Page 2 of 2

- When Route 1 is widened according to the Comprehensive Plan, the existing service road will no longer exist and therefore, the applicant should provide for future interparcel access to the shopping center.
- Per VDOT, construct a left turn lane along Route 1 at the intersection with Woodlawn Court.
- Per VDOT, construct a full pavement section with curb and gutter on Woodlawn Court.
- If parking stalls are 18 ft. in depth, the aisles should be 23 ft. wide for two-way aisles with two-side parking. If parking stalls are 22 ft. deep, then aisles may be 20 ft. wide. The fire marshal must sign off on any reduction in aisle width.

AKR/LAH/lah

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: St Clair Williams, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: February 24, 2012

FROM: Jessica G. Strother, Urban Forester II
Forest Conservation Branch, UFMD, DPWES

SUBJECT: Baywood Hotel, RZ 2012-MV-001/SE 2012-MV-001

RE: (Preliminary Comments) Your Request for Comments and Recommendations

This review is based on the Special Exception Plat and Generalized Development Plan stamped as received by the Department of Planning and Zoning (DPZ) on January 23, 2012. A site visit was conducted the week of February 20, 2012.

1. **Comment:** The tree condition survey and analysis needs further evaluation. It appears the condition rating is conservative, rating the trees lower than is needed, possibly.

Recommendation: A follow-up on this evaluation will be provided to you soon.

2. **Comment:** The request to either modify or waive the transitional screening and a barrier along the frontage and rear of the site needs further evaluation. There is a possibility some trees could be preserved in these areas and contribute to the tree preservation target.

Recommendation: Further evaluation of this design and the proposed modifications is needed and will be provided to you soon.

3. **Comment:** The elimination of trees along the western boundary may be adjusted with an additional 3-5 feet of space to allow for medium to small trees in that area.

Recommendation: The Applicant should evaluate opportunities with re-design to acquire the noted additional space to provide these trees.

4. **Comment:** A number of trees are proposed within the right-of-way of Woodlawn Court as well as under overhead utilities. The issue of whether the utilities will be re-located needs to be clarified and provided now, as well as permission obtained to plant within the utility easement. Additionally, only Category 1 trees will be allowed most likely, and of certain species due to the lines. Permission from VDOT will be necessary also.

Recommendation: The Applicant should clarify this information and revise the type of plantings. A proffer/condition noting permission from the utility owner and VDOT will

be needed, unless provided with this proposal.

5. **Comment:** The proposed tree preservation target deviation is not supported at this time until Comment # 1 can be further evaluated.

Recommendation: More information to follow.

6. **Comment:** The proposed tree canopy calculation is not correct because it is unclear what the status of overhead utilities and related permission is, and type of trees able to be planted. Additionally, off-site trees cannot be used towards the credit.


Recommendation: The Applicant should resolve these issues and revise the calculations and landscape plan. Tree planting may be needed elsewhere on site.



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: March 02, 2012

SUBJECT: RZ 2012-MV-001 & SE 2012-MV-001, Woodlawn Hospitality, LLC
Tax Map Number: 101-3 ((1)) 96

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated July 28, 2011 for the above referenced application. The Development Plan shows a proposed 4-story, 53,536 square foot hotel on the two acre subject property. The applicant proposes to rezone the subject property from C-6 to C-8, CRD and HC with waivers and modifications to permit the establishment of a 92-room hotel.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Richmond Highway Corridor Area recommendations in the Area IV Plan describe the importance of a pedestrian and bicycle circulation system. In addition, recommendations for the sub-unit containing this application site specifically cite the importance of pedestrian and bicycle circulation to achieving the Plan's objectives (Area IV, Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-Unit A-2 recommendations, pp. 69).

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impact:

A review of the subject property using 1937 and 2002 aerial photos indicate that a house once stood on the property and therefore the site has a moderate potential for significant

archaeological resources. Consequently, the property should undergo a Phase I archaeological survey. If significant cultural resources are discovered, then a Phase II archaeological survey should be conducted in order to determine eligibility for inclusion into the National Register of Historic Places. If the property is found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

Trails:

The applicant requests a waiver for trail width and material along Richmond Highway. The adopted Countywide Planned Trails Plan Map and County Comprehensive Plan (Area IV, Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-Unit A-2 recommendations, pp. 69) indicate the need for a pedestrian and bicycle circulation system to encourage pedestrian and bicycle traffic between adjacent developments. The applicant should provide an eight-foot asphalt sidewalk along Richmond Highway that connects to the asphalt sidewalk provided by the westerly adjacent retail development.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- The Park Authority staff does not support the applicant's waiver request for trail width and material along Richmond Highway.
- Conduct a Phase I archaeological survey.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: St. Clair Williams

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: April 30, 2012

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application
RZ 2012-MV-001 and Special Exception Application SE 2012-MV-001

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #424, Woodlawn
2. After construction programmed ____ (n/a) ____ this property will be serviced by the fire station ____ (n/a) ____





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 13, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2012-MV-001
SE 2012-MV-001
Baywood Hotels
Tax Map: 101-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch and 6-inch water mains located at the property. See the enclosed water system map.
3. Fairfax Water will require the installation of a 24-inch water main along Route 1 in conjunction with this proposed development plus the dedication of any necessary easements. Refer to the Special Exception Plat/GDP (Sheet 3) for the conceptual alignment.
4. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra
at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Keith Martin, Tramonte, Yeonas, Roberts & Associates
Daniel Duke, Bohler Engineering

FAIRFAX COUNTY ZONING ORDINANCE

PART 8 4-800 C-8 HIGHWAY COMMERCIAL DISTRICT**4-801 Purpose and Intent**

The C-8 District is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.

The regulations of this district are designed to accommodate such uses in a manner that will minimize interference with through traffic movements and insure a high standard in site layout, design and landscaping. Uses should be encouraged to group in preplanned concentrations, and where possible, a minimum distance of three (3) miles should be encouraged between such concentrations.

4-802 Permitted Uses

1. Accessory uses as permitted by Article 10.
2. Automobile-oriented uses, limited by the provisions of Sect. 805 below.
3. Bowling alleys.
4. Business service and supply service establishments.
5. Churches, chapels, temples, synagogues and other such places of worship.
6. Colleges, universities.
7. Contractor's offices and shops.
8. Commercial swimming pools, tennis courts and similar courts, indoor.
9. Community clubs, centers and meeting halls.
10. Cultural centers, museums.
11. Drive-in financial institutions, limited by the provisions of Sect. 805 below.
12. Drive-through pharmacy, limited by the provisions of Sect. 805 below.
13. Eating establishments.
14. Fast food restaurants, limited by the provisions of Sect. 805 below.
15. Financial institutions.
16. Funeral homes.
17. Garment cleaning establishments.

COMMERCIAL DISTRICT REGULATIONS

18. Health clubs.
19. Hotels, motels.
20. Indoor archery ranges, fencing and other similar indoor recreational uses.
21. Kennels, limited by the provisions of Sect. 805 below.
22. Miniature golf courses, indoor.
23. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
24. New vehicle storage, limited by the provisions of Sect. 805.
25. Offices, limited by the provisions of Sect. 805 below.
26. Parking, commercial off-street, as a principal use.
27. Personal service establishments.
28. Private clubs and public benefit associations.
29. Private schools of general education, private schools of special education.
30. Public uses.
31. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 805 below.
32. Quick-service food stores, limited by the provisions of Sect. 805 below.
33. Repair service establishments.
34. Retail sales establishments.
35. Retail sales establishments-large, limited by the provisions of Sect. 805 below.
36. Skating facilities, indoor.
37. Telecommunication facilities.
38. Theatres.
39. Vehicle light service establishments, limited by the provisions of Sect. 805 below.
40. Vehicle transportation service establishments, limited by the provisions of Sect. 805 below.

FAIRFAX COUNTY ZONING ORDINANCE

- 41. Veterinary hospitals.
- 42. Wholesale trade establishments.

4-803

Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

- 1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - B. Convents, monasteries, seminaries and nunneries
- 2. Group 4 - Community Uses, limited to:
 - A. Marinas, docks and boating facilities of a private, nonprofit nature
 - B. Swimming clubs and tennis clubs/courts
- 3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Billiard and pool halls
 - B. Commercial recreation parks, including mechanical or motorized amusement rides/devices
 - C. Commercial swimming pools, tennis courts and similar courts, outdoor
 - D. Dance halls
 - E. Indoor firing ranges
 - F. Miniature golf courses, outdoor
 - G. Skating facilities, outdoor
 - H. Any other similar commercial recreational use
- 4. Group 8 - Temporary Uses.
- 5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Auction establishments

4-804

Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

COMMERCIAL DISTRICT REGULATIONS

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - D. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Medical care facilities
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
 - H. Sports arenas, stadiums as a principal use
3. Category 4 - Transportation Facilities, limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Helistops
 - D. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Automobile-oriented uses
 - B. Baseball hitting and archery ranges, outdoor
 - C. Car washes
 - D. Commercial off-street parking in Metro Station areas as a temporary use
 - E. Commercial recreation restaurants
 - F. Drive-in financial institutions
 - G. Drive-in motion picture theatres
 - H. Drive-through pharmacy

FAIRFAX COUNTY ZONING ORDINANCE

- I. Fast food restaurants
- J. Golf courses, country clubs
- K. Golf driving ranges
- L. Marinas, docks and boating facilities, commercial
- M. Mini-warehousing establishments
- N. Offices
- O. Pawnshops
- P. Quick-service food stores
- Q. Retail sales establishments-large
- R. Service stations
- S. Service station/mini-marts
- T. Truck rental establishments
- U. Vehicle light service establishments
- V. Vehicle major service establishments
- W. Vehicle sale, rental and ancillary service establishments
- X. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use

4-805

Use Limitations

1. Fast food restaurants, automobile-oriented uses, drive-in financial institutions, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:
 - A. Fast food restaurants without any drive-through facilities shall be permitted by right:
 - (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located; or
 - (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet

COMMERCIAL DISTRICT REGULATIONS

but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.

- B. Fast food restaurants, other than those permitted under Par. 1A above, automobile-oriented uses, drive-in financial institutions, and quick-service food stores shall be permitted by right when:
 - (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other than those permitted by Par. 1A above, automobile-oriented uses, drive-in financial institutions, or quick-service food stores; and
 - (2) All uses within that building are connected by party walls or partitions to form one continuous structure.
- C. Vehicle light service establishments shall be permitted by right when located within the main structure of a regional shopping center.
- D. For all of the above, the shopping center and the building in which such automobile-oriented use, drive-in financial institution, fast food restaurant, quick-service food store or vehicle light service establishment is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.

Automobile-oriented uses, drive-in financial institutions, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

- 2. Outdoor storage and display areas shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use.
- 3. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. For all uses the outdoor storage and display of goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery and mulch; provided, however, that this shall not be deemed to preclude outdoor storage by a contractor's office and shop or the outdoor storage or display of goods permitted to be sold at a service station or service station/mini-mart.
- 4. All outdoor storage and loading areas shall be enclosed by screening and all refuse shall be contained in completely enclosed facilities.
- 5. The outdoor storage or parking of construction equipment, construction vehicles, construction machinery or vehicles such as solid waste collection vehicles, dump trucks, cement mixers, tractors and/or trailers of tractor-trailer trucks shall not be permitted.

FAIRFAX COUNTY ZONING ORDINANCE

6. Any establishment involved with the sale or storage of fuel for sale shall be permitted only if the fuel is stored underground.
7. All uses shall comply with the performance standards set forth in Article 14.
8. Except where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:
 - A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.
 - B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
 - C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.
9. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
10. Offices shall be permitted only subject to the following:
 - A. The total gross floor area devoted to office shall not exceed fifty (50) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area ratio for the district; provided that an increase in office use up to seventy-five (75) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.
11. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;

COMMERCIAL DISTRICT REGULATIONS

- E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
12. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.
- In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Except in Commercial Revitalization Districts, vehicle transportation service establishments shall be permitted by right in accordance with the following:
- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance of refueling or vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
- Vehicle transportation service establishments which are located within a Commercial Revitalization District may be allowed by special exception in accordance with the provisions of Sect. 9-622.
14. New vehicle storage shall be permitted by right in accordance with the following:
- A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a

FAIRFAX COUNTY ZONING ORDINANCE

parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

- B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.
15. Retail sales establishments-large shall be permitted by right in accordance with the following:

When such use is located within a building that contains a minimum of 1,000,000 square feet of gross floor area with at least six (6) principal uses all of which are connected by party walls, partitions or similar structural members to form one continuous structure.

Retail sales establishments that do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

4-806

Lot Size Requirements

- 1. Minimum lot area: 40,000 sq. ft.
- 2. Minimum lot width: 200 feet
- 3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-807

Bulk Regulations

- 1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
- 3. Maximum floor area ratio: 0.50, provided however an increase to 0.70 may be permitted by the Board in accordance with the provisions of Sect. 9-618

COMMERCIAL DISTRICT REGULATIONS

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-808

Open Space

15% of the gross area shall be landscaped open space

4-809

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-607 Provisions for Approving an Increase in Building Heights

In the C-8 District, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

9-618 Increase in FAR

The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-6, C-7, C-8, I-3, I-4, I-5 and I-6 Districts, in accordance with the maximum FAR set forth in the respective zoning district.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers.

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		